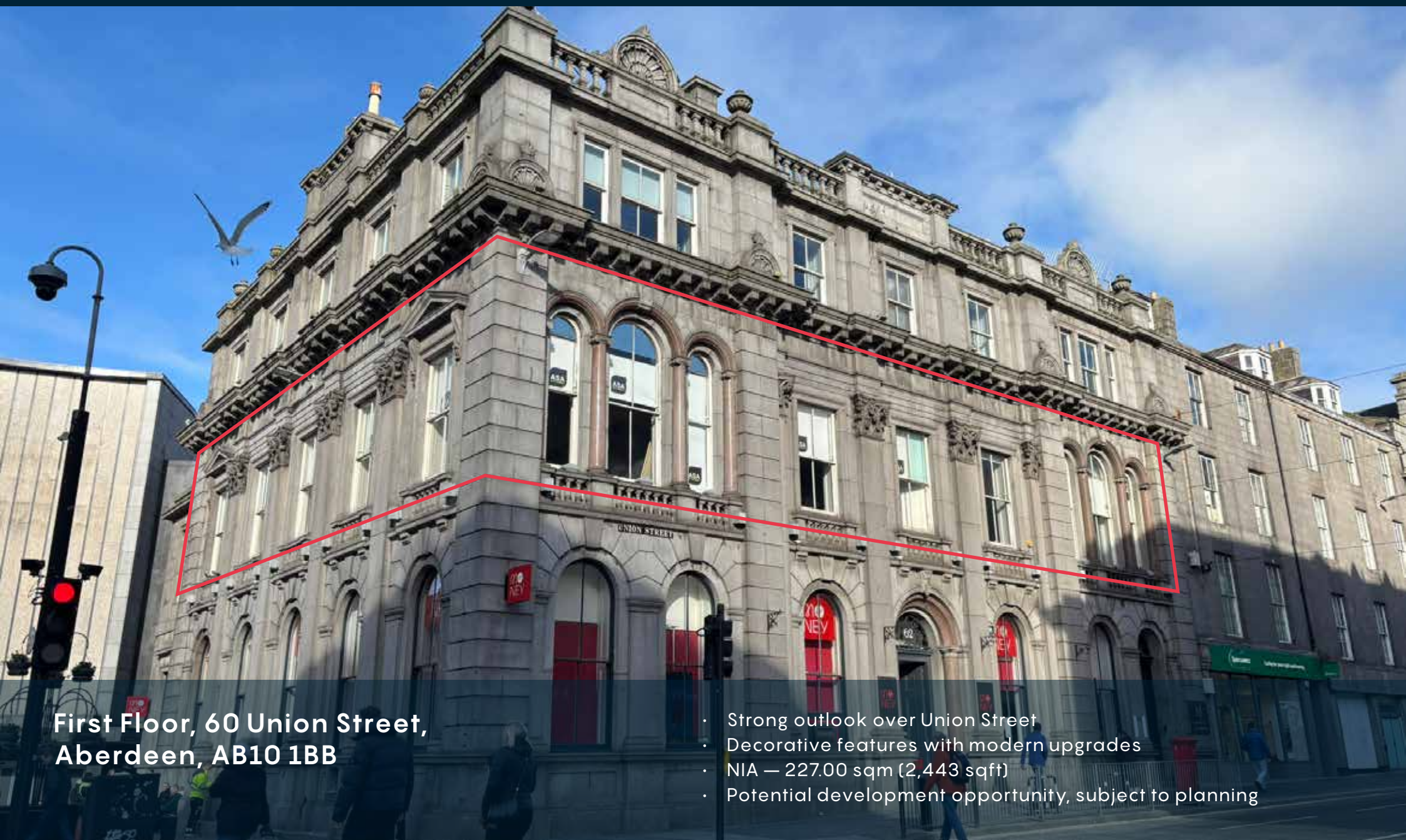


FOR SALE
OFFICE IN PRIME CITY CENTRE LOCATION

**GRAHAM
SIBBALD**



**First Floor, 60 Union Street,
Aberdeen, AB10 1BB**

- Strong outlook over Union Street
- Decorative features with modern upgrades
- NIA — 227.00 sqm (2,443 sqft)
- Potential development opportunity, subject to planning



LOCATION

The subjects sit directly on Aberdeen's main thoroughfare—a key artery for retail, commercial activity, and pedestrian footfall within the city. The subjects benefit from excellent transport connectivity with Aberdeen Railway Station located just minutes away on Guild Street, beside Union Square. In addition Union Street is served by multiple bus routes, including services operating every few minutes between the station and Union Terrace Gardens, making it easily accessible for commuters, shoppers, and visitors alike. Several convenient pay and display parking options sit within a short walking distance of the property, occupiers may also benefit from applying for designated car permits which can be used on surrounding streets. Other occupiers in close proximity include Five Guys, Clydesdale Bank, Specsavers and Schuh.

DESCRIPTION

This subjects comprise well-presented first floor office accommodation, offering a mix of traditional character and practical workspace suitable for a range of professional occupiers. The subjects form part of a larger mixed-use building whereby Clydesdale bank occupies the ground floor, and there is a flatted development on the second floor. The subjects are accessed on ground floor street level via a recessed doorway and upon entry features an impressive shared entrance with a wide staircase and period detailing, providing a strong first impression for visitors. The office itself benefits from high ceilings, large windows, and good natural light, creating a bright and functional working environment. The layout offers ample space for open plan meeting areas and private offices supported by modern lighting. Common areas include decorative architectural features that highlight the buildings history. W.C and tea prep facilities are available within the suite for sole use of the occupier.



ACCOMMODATION

We calculate the following approximate Net Internal Areas (NIA), in accordance with the RICS Code of Measuring Practice (6th Edition) as follows:

Description	Sq M	Sq Ft
First Floor	227.00	2,443

CURRENT USE / ALTERNATIVE USE

The property is currently classified under Class 4 (Business), allowing continued use as office accommodation without any change of use required. Its layout, natural light, and overall configuration make it well suited for ongoing business operations. However, the space also offers strong potential for alternative use as residential flats, which may appeal to purchasers seeking a redevelopment opportunity. This possibility is further supported by the fact that the second floor of the building is already in residential use.

PRICE

£200,000 is sought for our client's interest in the subjects.

RATEABLE VALUE

Rateable Value (Effective April 1st 2026)	Current Rateable Value (Effective April 1st 2023)
£17,750	£20,000

A prospective occupier may benefit from partial rates relief via the Small Business Bonus Scheme (SBBS)

VAT

All prices are quoted exclusive of VAT.

EPC

A copy of the EPC and Recommendation Report can be provided upon request

LEGAL COSTS

Each party will be responsible for their own legal costs in connection with the lease with the ingoing tenants liable for LBTT and registration dues in the normal manner.

VIEWINGS

To arrange a viewing or for further information, please contact the sole letting agents:

To arrange a viewing please contact:



SHONA BOYD
Senior Surveyor
shona.boyd@g-s.co.uk
07741 314 188



MOLLY PEETERS
Graduate Surveyor
molly.peeters@g-s.co.uk
07825 875 303



IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: February 2026

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.