

Lot 45, 8 Albert Place, Aberdeen,

AB25 1RG

For sale by Auction on 27th March 2025 (unless sold or withdrawn prior)



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Property Information

Heritable Office/Development Opportunity

- Modern Office Building in Aberdeen City Centre
- Planned over Part Ground and First Floors with Two Entrances Totalling Approximately 222.30 sq m (2,392 sq ft)
- Potential Residential Redevelopment (Subject to Consents)
- Accommodation includes reception, kitchen, WCs, cellular offices & board room
- VAT Free Opportunity

Lot

45

Auction

27th March 2025

Vacant Possession

Status

Available

Sector

Office, Development

Auction Venue

Live Streamed Auction

Location

- Miles** 67 miles north-east of Dundee
- Roads** A90, A96
- Rail** Aberdeen Railway Station (Mainline and ScotRail) (0.5 miles west)
- Air** Aberdeen International Airport (6.5 miles west)

Situation

Albert Place is located off Albert Street in the west end of Aberdeen city centre. Union Street is a short distance away to the east. The immediate areas benefits from a mix of residential and commercial uses and occupiers. Nearby commercial occupiers include Mackinnons Solicitors, Infinity Accountants, Mearns & Gill and Castlehill Housing.

Tenure

Heritable.

Description

Comprising a modern office building which is planned over part ground and first floors. Access is at ground floor level from two entrances fronting Albert Place. There is a small garden area to the rear of the property, accessed from the kitchen area and also from the lane to the south of the property

VAT

VAT is not applicable to this lot.

Octopus Bridging Loan for Buyers

To be confirmed

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Possession
Ground	Office	66.00	(710)	VACANT
First	Office	156.30	(1,682)	
Total		222.30	(2,392)	

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Contacts

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2024