

# Lot 45, St Mary's Court, Huntly Street, Aberdeen,

**AB10 1TH**

For sale by Auction on 15th May 2025 (unless sold or withdrawn prior)



High Yielding Heritable Investment and Development Opportunity

[www.acuitus.co.uk](http://www.acuitus.co.uk)

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### Property Information

#### High Yielding Heritable Investment and Development Opportunity

- Centrally located off Union Street in an established office location
- Modern courtyard office development
- 8 private parking spaces accessed from Union Wynd
- Total accommodation of approximately 12,119 sq. ft. (1,125.88 sq. m.)
- Active management opportunities and potential alternative uses including education and residential (subject to planning)
- 

#### Lot

45

#### Auction

15th May 2025

#### Rent

£67,860 per Annum Exclusive  
Plus 7,739 sq ft vacant

#### Sector

Office, Development

#### Status

Available

#### Auction Venue

Live Streamed Auction

#### Location

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

#### Situation

Located on the west side of Huntly Street, the property benefits from frontages onto both Huntly Street and Union Wynd. The immediate area provides a mix of commercial and residential occupiers. Union Street is close by and office occupiers nearby include Dana Petroleum, Proactis and Deloitte PLC.

#### Tenure

Heritable.

#### Description

The property comprises a courtyard office development with a secure private car park for 8 cars. The accommodation is planned over ground and first floors and provides modern open plan office space. There are comfort cooling units installed to most of the offices.

#### VAT

VAT is applicable to this lot.

#### Octopus Bridging Loan for Buyers

#### Planning

In the current Local Development Plan the property is located in a mixed use area with the surrounding area contains a broad mix of uses including residential flats. A proposed conversion to this use would be compatible (subject to Planning consent). The ongoing affordable housing waiver in the city centre (available for planning applications lodged before 31st December 2025) should assist with the viability of a residential conversion at this time. Interest parties should make their own enquiries with Aberdeen City Council Planning Department.

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### Tenancy & Accommodation

Address	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.
47 St Marys Court	Office	129.51	(1,394)	VACANT		
47 A/B St Marys Court	Office	288.00	(3,100)	VACANT		
47C St Marys Court	Office	176.51	(1,900)	VACANT		
49 St Marys Court	Office	406.91	(4,380)	FIFTH RING LIMITED (1)	15 years from 27/04/2012	£67,860
49C St Marys Court	Office	124.95	(1,345)	VACANT		
<b>Total</b>		<b>1,125.88</b>	<b>(12,119)</b>			<b>£67,860</b>

(1) The lease provides for a mutual option to terminate at any time upon serving 6 months prior notice.

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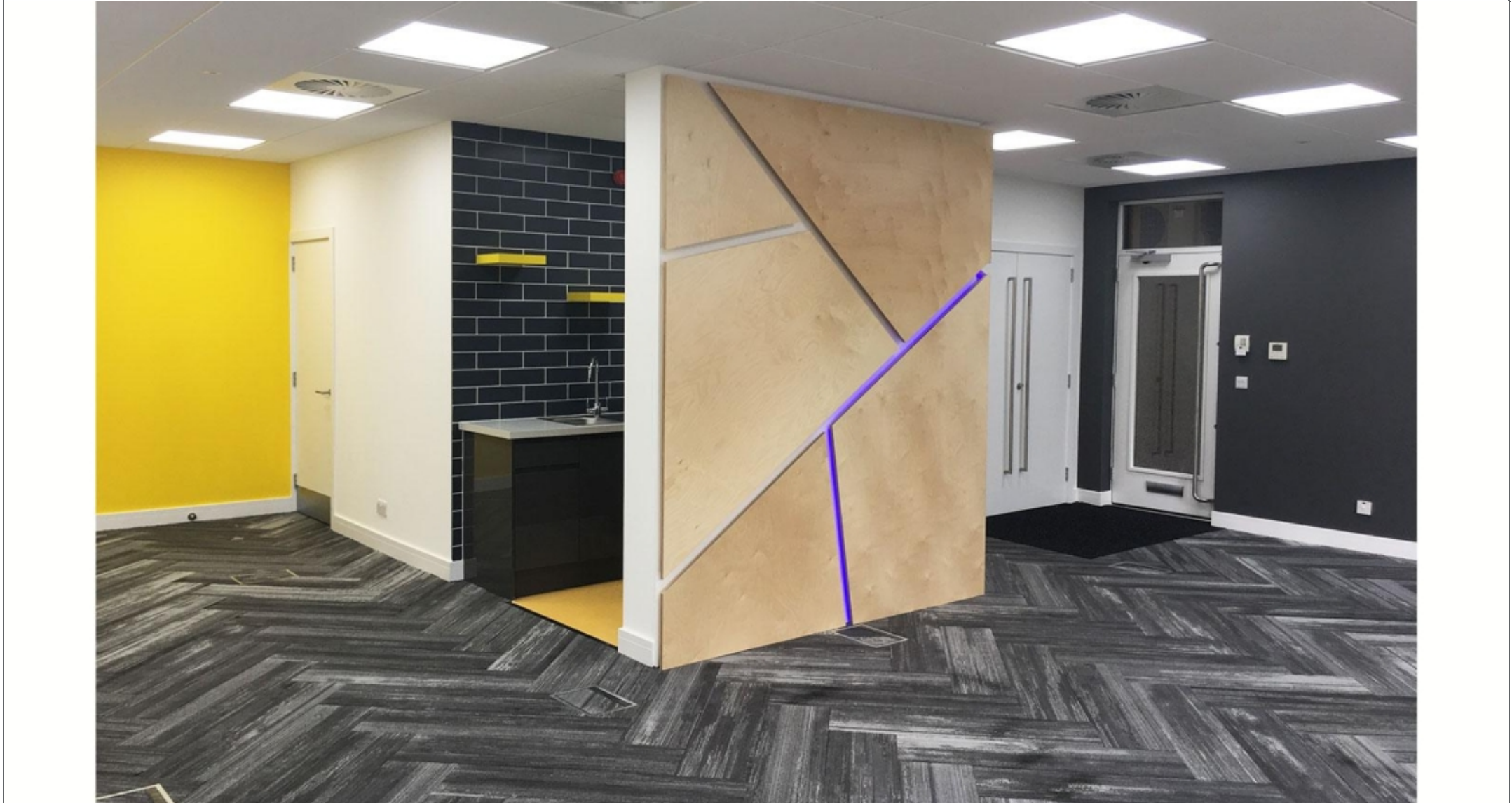
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## Contacts

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