

AUCTION DATE  
15TH AUGUST 2024 @  
2:30 PM

### ONLINE AUCTION

- GUIDE PRICE - £375,000
- SHORT TERM INCOME
- NO VAT APPLICABLE
- CITY CENTRE PREMISES SUITABLE FOR A RANGE OF COMMERCIAL USES
- CAPABLE OF SUB-DIVISION
- PROMINENT LOCATION
- SIZE – 199.32 SQM (2,145 SQFT)



FOR SALE

**2 THISTLE STREET & 23-27 CHAPEL STREET, ABERDEEN, AB10 1XZ**

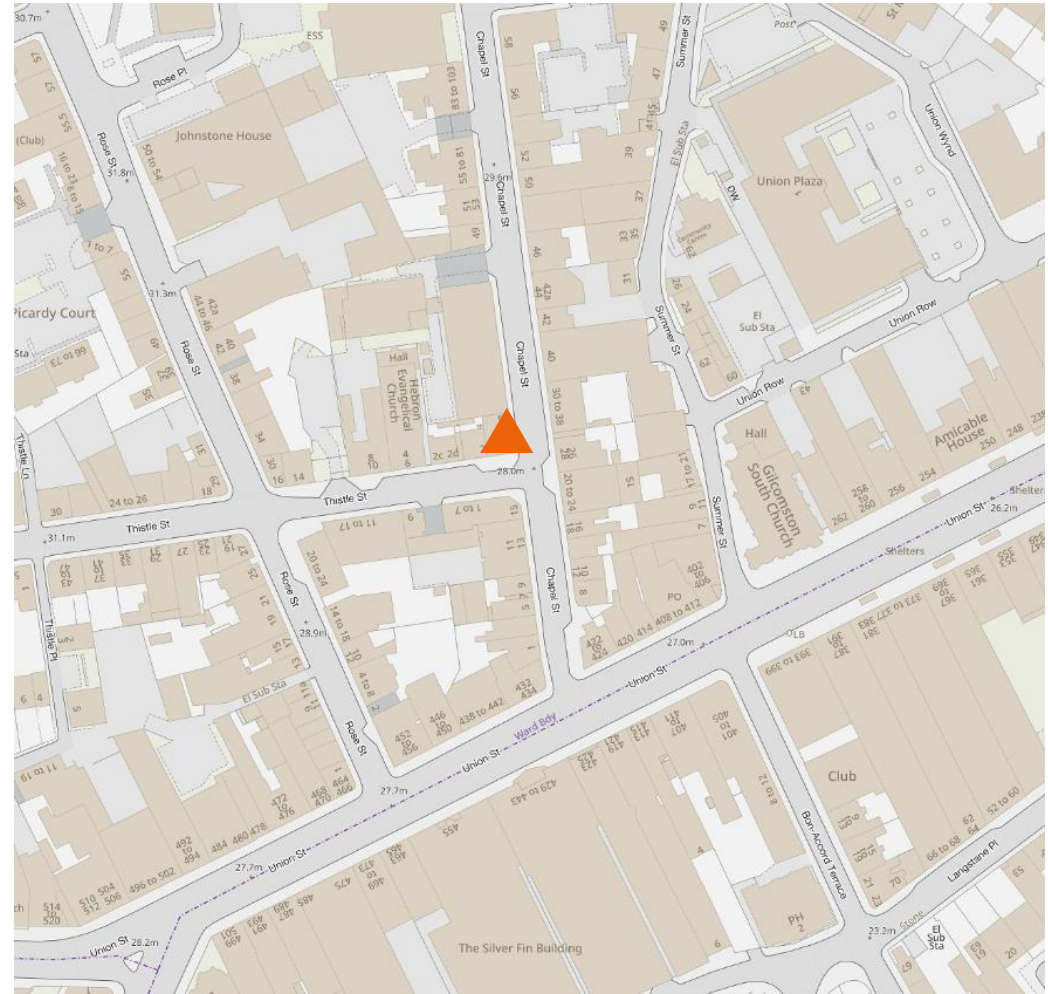
**CONTACT:** Mark McQueen, [mark.mcqueen@shepherd.co.uk](mailto:mark.mcqueen@shepherd.co.uk) | Shona Boyd, [shona.boyd@shepherd.co.uk](mailto:shona.boyd@shepherd.co.uk)  
01224 202800, [www.shepherd.co.uk](http://www.shepherd.co.uk) | [www.shepherd.co.uk/commercial-auctions](http://www.shepherd.co.uk/commercial-auctions)





**LOCATION**

The premises occupy a prominent location on the corner of Chapel Street and Thistle Street. This location is in close proximity to the south section of Union Street and therefore benefits from all city centre amenities whilst benefitting from easy access to the local and national road networks and public transport system. This part of the city centre is very close to the West End of the city with strong footfall from office-based occupiers utilising city centre amenities. Surrounding occupiers are a mixture of residential and retail users, predominantly local in nature. Some of these include Cool & Calm Studio, West End Chocolates and Almondine. The Chapel Street multi-storey car park is also located 150 yards away.

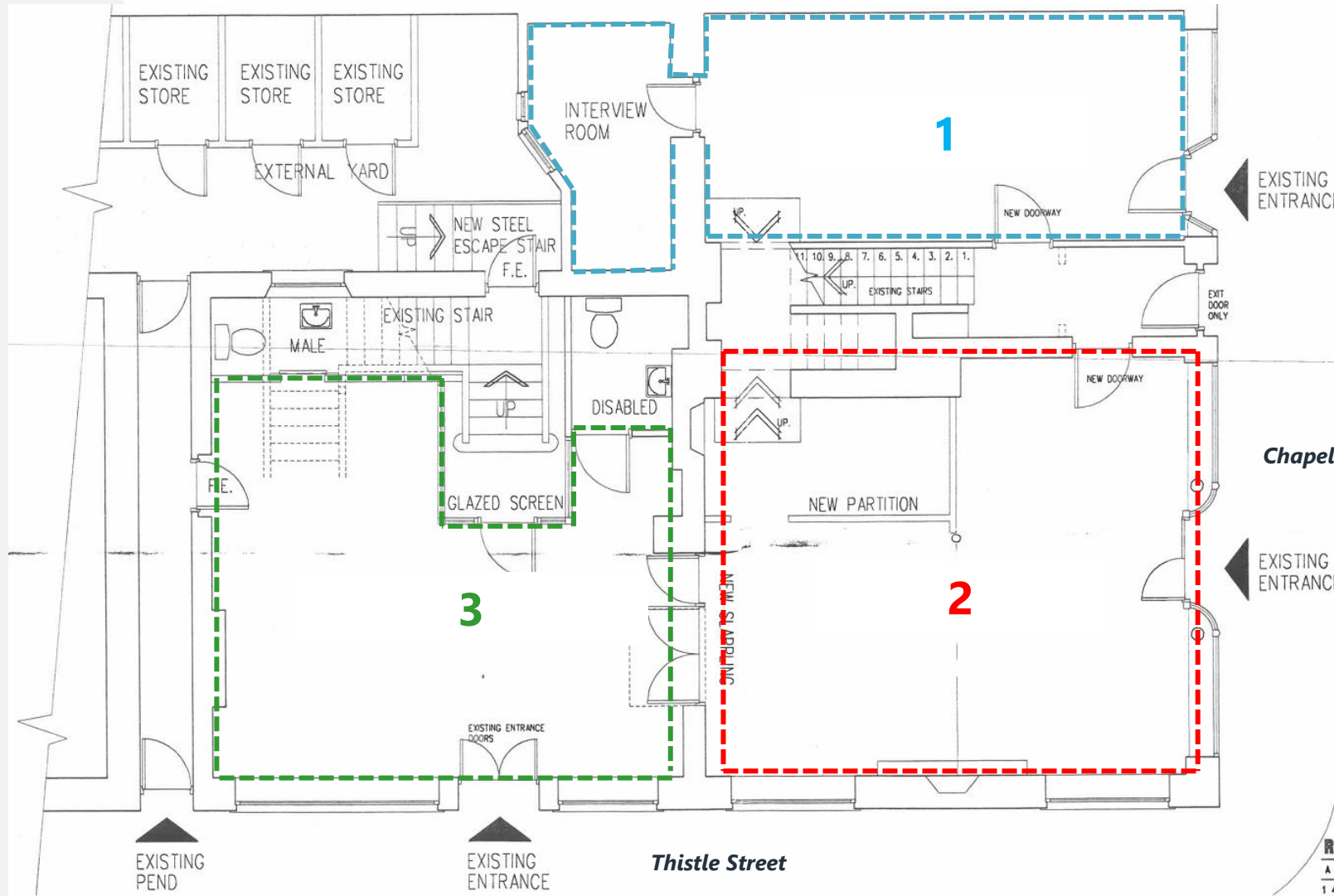


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GROUND FLOOR



- Retail Unit 1
- Retail Unit 2
- Retail Unit 3

**Please note:** In the buildings current layout, the whole of the ground floor is adjoined, and the diagram (left) is for **indicative purposes only** regarding the option of sub-division.

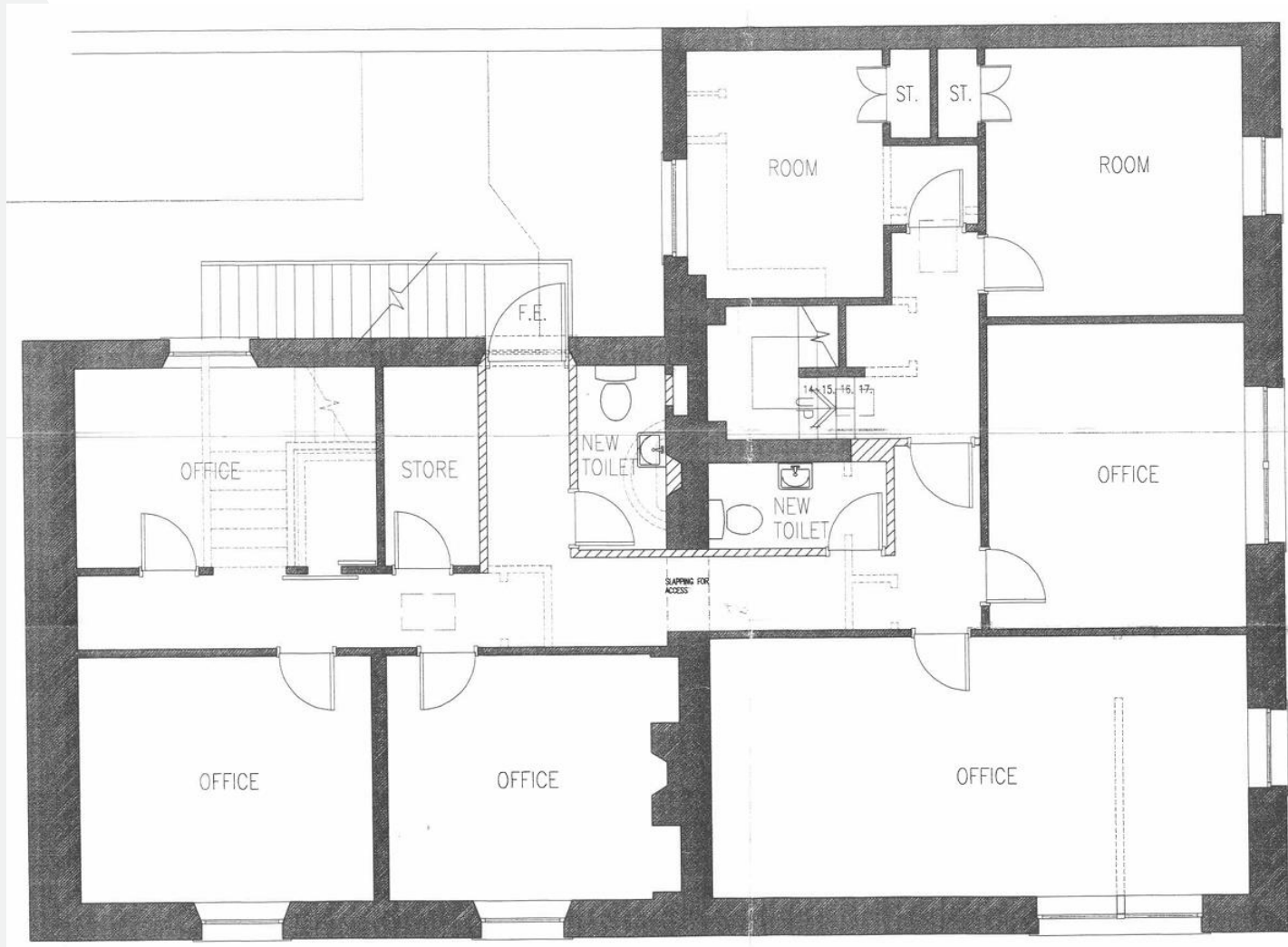
**Chapel Street**

**Thistle Street**

R  
A 1  
1 4

FIRST FLOOR

2 THISTLE STREET & 23-27 CHAPEL STREET, ABERDEEN,  
AB10 1XZ





**DESCRIPTION**

The subjects comprise a ground and first floor building situated on a prominent corner position. The building is of traditional granite construction with a pitched slated roof. The unit benefits from extensive frontages to both Thistle Street and Chapel Street, with separate accesses from either elevation.

Internally on ground floor, the subjects are interconnected with the most recent use being as a financial services and property shop, however, there would be scope for a range of retail and professional service users. The first floor can be accessed from two different areas, one being from a separate external entrance on Chapel Street and another from an internal stairwell to the rear of the property. The first floor is currently presented as cellular office accommodation and also features a tea prep. There are W.C facilities located on both levels of the building.

**ACCOMMODATION**

	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	101.79	1,096
First Floor	97.52	1,050
<b>TOTAL</b>	<b>199.32</b>	<b>2,145</b>

The above floor area has been calculated on a Net Internal Floor Area Basis in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition).

**TENANCY**

The current licence agreement expires 27<sup>th</sup> August 2024 and may be extended. Further information in this respect is available in the legal pack.

**SUB-DIVISION**

Please note that the premises are currently adjoined on ground floor level, however, there is scope for sub-division to create two or three retail units all with their own frontage.

In addition, the first floor benefits from an independent access from Chapel Street and can be self-contained.

**USE / ALTERNATIVE USES**

The subjects are assumed to be permitted under Class 1A (Shops, financial, professional and other services) Use as per the Town and Country (Scotland) Act 1997 (As Amended 2023).

The first floor was historically two residential units before being utilised as office space. The subjects could therefore lend itself to a residential redevelopment. Any interested parties should make their own enquiries to the local planning authority.

**RATEABLE VALUE**

The subjects have a rateable value of £30,250

Rates Relief to include small business rates relief may be available with further information available upon request.

**GUIDE PRICE**

£375,000

**ENERGY PERFORMANCE CERTIFICATE**

The premises have an Energy Performance Rating of ' '.

Further information and a recommendation report is available to seriously interested parties on require.

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Buyers will be required to pre-register prior to approval of their bid.

**DEPOSIT**

At the end of the auction, if the reserve price has been met, a 10% deposit will be payable.

**LEGAL PACK**

The legal pack is available to view online.

**RESERVE PRICE**

The reserve price is the minimum price for which the property can be sold and is confidential between the auctioneer and the vendor and cannot be disclosed.

If the reserve price isn't met, the property will remain unsold. You can contact our team and at this point you'll be able to make an offer which will be referred to the sellers for their consideration

**GUIDE PRICE**

Properties advertised with a guide price is within 10% above or below the reserve price when a single figure is stated.

If the guide price is a bracket figure, the reserve price cannot exceed the top end of the bracket price.

**BUYER FEES**

The buyer's fee is 2% plus VAT subject to a minimum of £2,000 plus VAT.

**VAT**

See legal pack

**For further information or viewing arrangements please contact the sole agents:**

**Shepherd Chartered Surveyors** 35 Queens Road, Aberdeen, AB15 4ZN 01224 202 800

**Mark McQueen**, [mark.mcqueen@shepherd.co.uk](mailto:mark.mcqueen@shepherd.co.uk), **Shona Boyd**, [shona.boyd@shepherd.co.uk](mailto:shona.boyd@shepherd.co.uk) 01224 202800, [www.shepherd.co.uk](http://www.shepherd.co.uk)

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