
Investment Sale

21 Mid Stocket Road

Aberdeen, AB15 5JL

374.2 sq.m | 4,028 sq.ft

Investment Summary

- Part let to multiple occupiers
- Upward only rent review at Unit 4 on 27.09.2026
- Total passing rent: £29,500 per annum
- Price £325,000
- Capital Rate of £80.69 per sq.ft



Location

The subjects are located on Mid Stocket Road, close to its junction with Beechgrove Terrace. The property is within easy reach of the city centre and popular west-end office district, as well as the primarily residential area of Rosemount. The surrounding area is predominantly residential in nature however several commercial occupiers are in close proximity. These include the BBC, Spar, Utopia, Kitchen Transformation Services, Argyll Jewellers, Milton on the Corner and a Co-op Supermarket.

Description

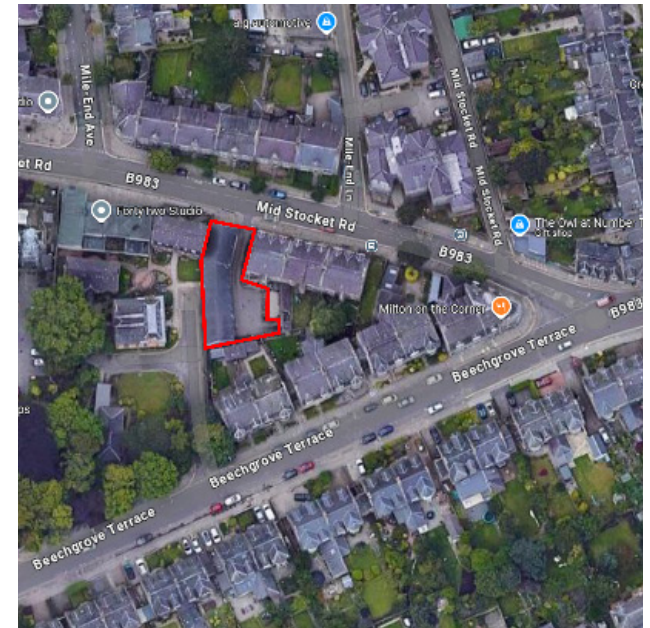
The subjects comprise a two-storey end terrace building with modern office suites and stores.

Unit 1 & 2 fronts onto Mid Stocket Road and comprises modern offices over ground and first floors. The suite benefits from LED lighting, IT cabling and a modern tea prep area.

Unit 3 comprises a self-contained unit offering a combination of office and storage. The ground floor is dedicated to a store with adjoining WC, accessed by way of roller shutter vehicle door or alternatively via a pedestrian door. The first floor comprises two individual offices and a larger open plan space.

Unit 4 comprises a similar specification to unit 3. The first floor office is equipped with a kitchenette, WC and server room.

There is a car park with 4 private parking spaces associated with the property.



Tenancy Schedule

DEMISE	TENANT	LEASE EXPIRY	BREAK OPTION	PASSING RENT	LEASE TYPE	RENT REVIEW	COMMENTS
Unit 1-2	Shiny Networks Ltd (Creditsafe: C-49)	19.11.2028	-	£20,000	Full Repairing and Insuring lease subject to a Schedule of	-	Established in 2016, Shiny Networks are a provider of
Unit 3	Vacant	-	-	-	-	-	ERV of £10,000 pa.
Unit 4	Asset Integrity Scotland Ltd (Creditsafe: A-75)	26.09.2028	27.09.2026	£9,500	Full Repairing and Insuring lease.	27.09.26	Asset Integrity (Scotland) Ltd provide home



Floor Area

The premises have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and approximate net internal areas calculated:-

Units 1 and 2	168.9 sq.m	1,818 sq.ft
Unit 3	118.9 sq.m	1,280 sq.ft
Unit 4	86.4 sq.m	930 sq.ft
Total	374.2 sq.m	4,028 sq.ft

Price

Our client is seeking £325,000 for their heritable interest, reflecting a capital rate of £80.69 per sq.ft. A sale at this price produces a Net Initial Yield of 8.79% after purchasers' costs. Following a successful letting of Unit 3 at the ERV of £10,000 pa, a Net Initial Yield of 11.77% is achievable.

Development Opportunity

The property may be suitable for development to a number of other uses subject to planning. It sits in an area designated as Residential (H1) in the local development plan. Interested parties should make their own enquiries to the local planning authority.

Rateable Value

The Valuation Roll shows a total proposed Rateable Value of £25,350 effective from 1st April 2026.

The breakdown is as follows:-

Unit 1 & 2: £11,250
Unit 3: £8,200
Unit 4: £5,900

Rates Details

Any incoming occupier will have the right to appeal the Rateable Value and may also be entitled to certain relief from rates under the various schemes currently available. Interested parties should contact the relevant Local Authority and further information can be found at www.saa.gov.uk

EPC

Units 1 & 2: C(31)
Unit 3: B(30)
Unit 4: B(24)

Copies available on request.

VAT

The property is not elected for VAT, therefore no VAT will be payable on any sale.

Legal Costs

Each party will bear their own legal costs. The incoming occupier will be responsible for any LBTT and Registration Dues applicable.

AML

As part of our statutory obligations relative to Anti-Money Laundering, FG Burnett will require to undertake due diligence on an incoming occupier and will seek identification information at the appropriate time.

Entry

On conclusion of legal missives.

Viewings & Offers

All offers should be submitted in writing to the sole agent.



Graeme Nisbet

t: 01224 597 532

e: graeme.nisbet@fgburnett.co.uk

Hollie Stevenson

t: 01224 597 533

e: hollie.stevenson@fgburnett.co.uk

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No part of this plan may be entered into an electronic retrieval system without prior consent of the publisher. Under current Money Laundering Regulations, we are obliged to carry out financial and identity due diligence on all purchasers and on tenants where rents are above a certain level. Where this applies, a request for information will be made at the appropriate time.