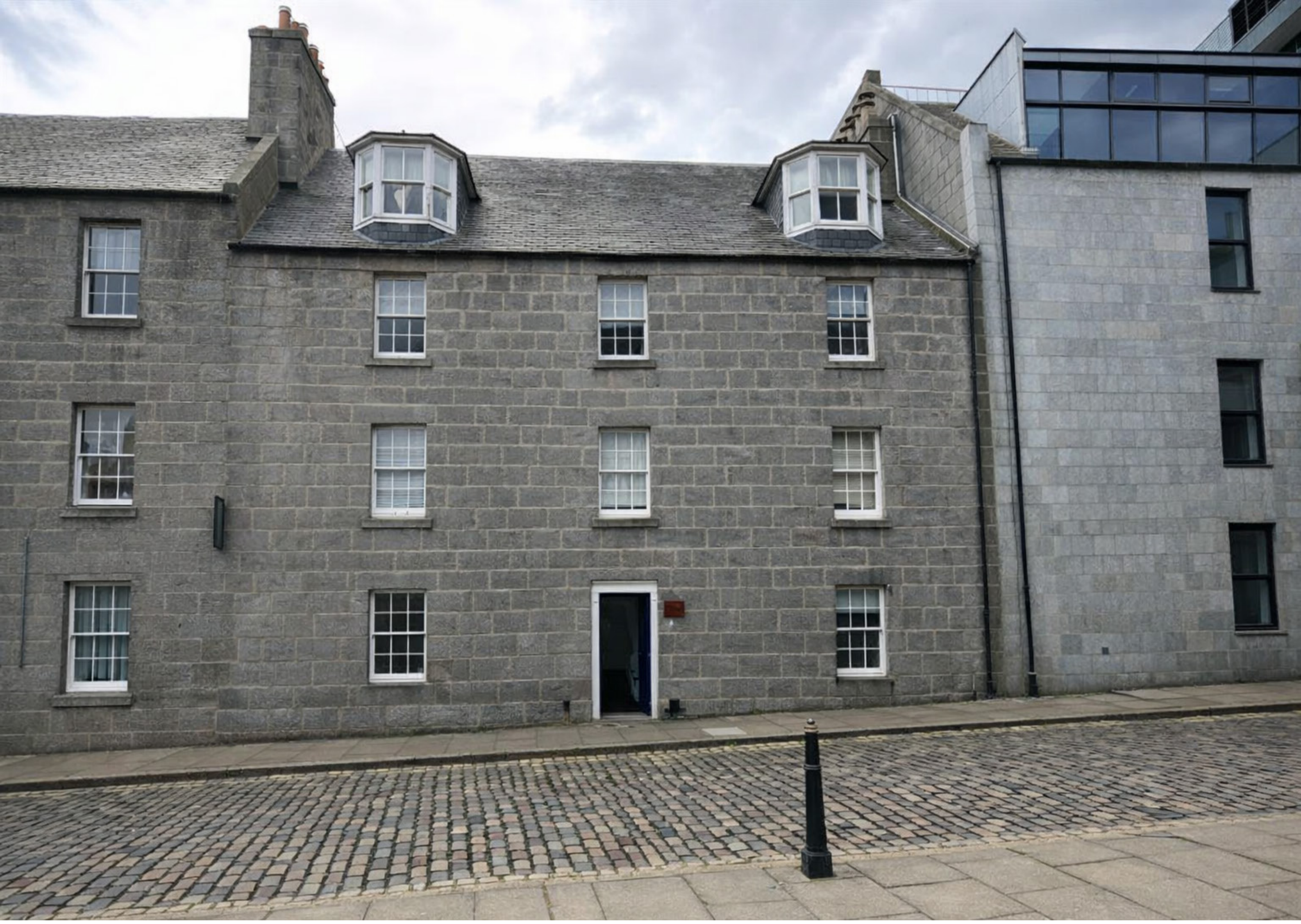


FG Burnett

For Sale - Mixed Use Investment

27 Huntly Street

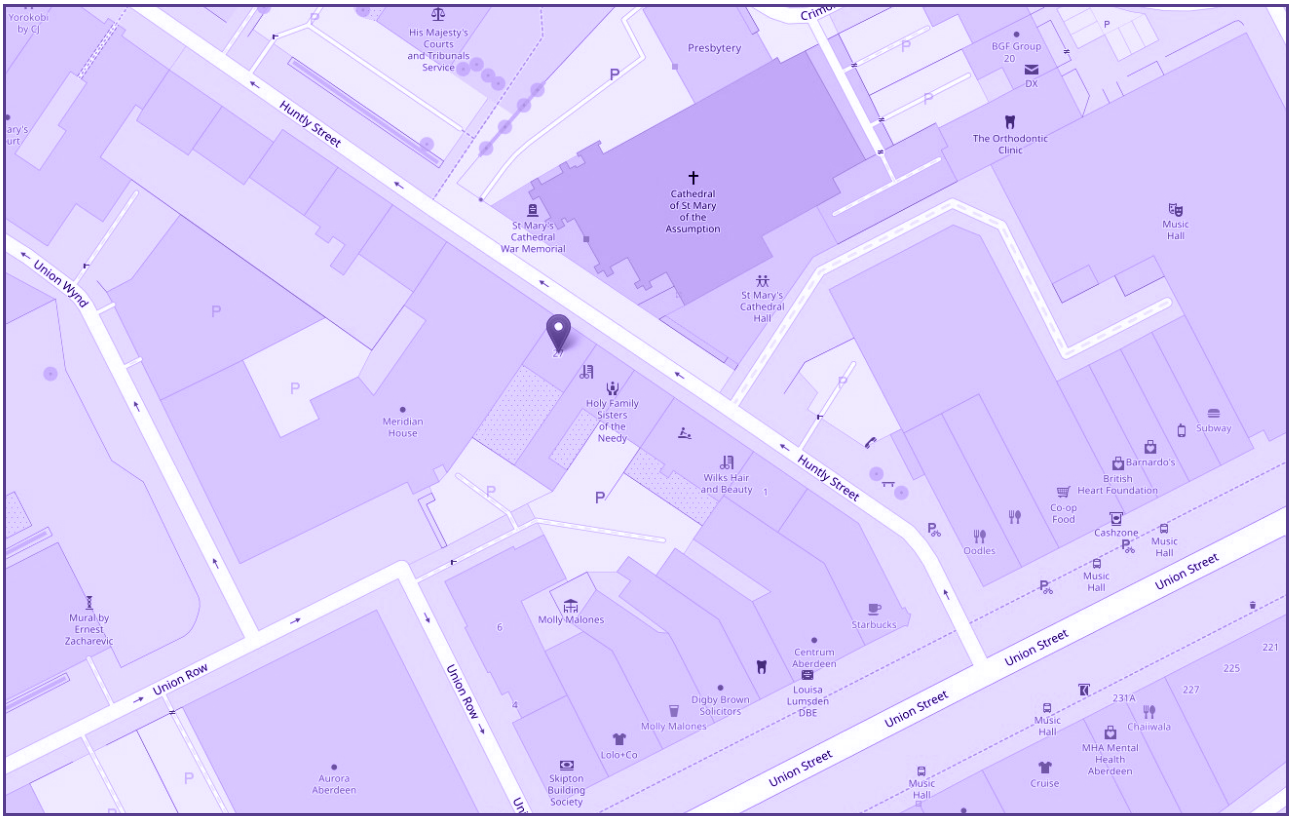
Aberdeen, AB10 1TJ

205 sq.m | 2,207 sq.ft

— Historic City Centre location
— Ground floor retail
— Upper floor offices
— Affordable space
— Redevelopment potential
— Attractive pricing

All enquiries:
01224 572 661

fgburnett.co.uk



Location

The property is located on the west side of Huntly Street, close to its junction with Union Street and opposite the Cathedral of St Mary of the Assumption. The location is mixed use in nature - with residential, offices and independent retailers and restaurants.

Description

The C Listed property comprises the whole building, arranged over ground, first, second and attic floors. It is a mid-terraced, granite built tenement with a slate covered roof, single glazed sash and case windows and single glazed dormer windows. There is a private garden to the rear.

There are two office/retail units on the ground floor, with office suites on each of the upper floors. WCs are provided on each of the upper floors, with kitchen facilities in all units other than ground floor right.

The roof was replaced approximately 10 years ago.

Accommodation

The subjects have been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and the following Net Internal Areas derived:

Ground Floor Right	28.8 sq.m	310 sq.ft
Ground Floor Left	28.8 sq.m	310 sq.ft
First Floor	53.0 sq.m	570 sq.ft
Second Floor	55.2 sq.m	594 sq.ft
Attic	39.2 sq.m	422 sq.ft
Total	**205.0 sq.m**	**2,207 sq.ft**

Tenure

Heritable.

There is a title burden until 2031 regarding the condition of the property, linked to a previous Heritage Grant from Aberdeen City Heritage Trust, for repairs to the property. Further information available on request.

Lease Details

Unit	Tenant	Term	Rent (p.a.)	Liability for Common Costs
GF Right	Dr Derek Mitchell	22/01/25 - 21/01/27	£3,000	12.5%
GF Left	Vacant	-	-	12.5%
First Floor	Vacant	-	-	25%
Second Floor	The Counselling Space (Scotland) Ltd	15/02/25 - 14/02/27	£6,250	25%
Attic	Paula Louise Pratt	01/02/25 - 21/01/27	£3,000	25%

Price

We are instructed to seek offers over £160,000 exclusive of VAT for the benefit of our client's heritable interest, subject to and with the benefit of the occupational leases.

Rateable Value

The Rateable Values effective from 1 April 2026 are as follows:

Ground Floor Right	£4,200
Ground Floor Left	£4,200
First Floor	£4,600
Second Floor	£4,000
Attic	£2,450

Rates Details

Any ingoing 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

B. Copy available on request.

VAT

The property has been elected for VAT and will be treated as a transfer of a going concern (TOGC).

Legal Costs

Each party will bear their own legal costs incurred in the transaction. The occupier will be responsible for any LBTT and Registration dues.

AML

To satisfy HMRC and RICS guidance, FG Burnett is required to undertake AML diligence on a purchaser. Accordingly, a successful bidder will be required to provide financial information and personal identification and FG Burnett will undertake the necessary 'Know Your Client' identity checks to satisfy AML requirements when Heads of Terms are agreed.

Entry

On conclusion of legal missives.

FG B

Viewings & Offers

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

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