

REDUCED RENT



To Let/May Sell

FG<sup>®</sup> Burnett

9 Victoria Street

Aberdeen, AB10 1XB

96.99 sq.m | 1,044 sq.ft

- First & Second Floor Premises
- With Car Parking

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All enquiries:  
01224 572 661

[fgburnett.co.uk](http://fgburnett.co.uk)



## Location

The property is located in the west end district of Aberdeen and the heart of the west end office area. Aberdeen is the principal administrative centre of the north east of Scotland and has an international airport, main line railway station and harbour serving the North Sea oil and gas industry and a ferry port serving the northern isles. It has two universities and a number of higher educational institutions and has a current population of around 230,000.

9 Victoria Street is located on the east side of Victoria Street which runs between Thistle Street/Waverley Place and Alford Place and is also within close proximity of Union Street which is Aberdeen's main commercial and retail thoroughfare. Consequently, the property benefits from excellent transport links.

## Description

The property comprises a mid-terraced office building of traditional granite construction under a pitched slate roof. The available accommodation is arranged over ground, first and second floors.

- Recently refurbished with new lighting, heating and welfare facilities.
- Painted plasterboard walls
- Carpet tile flooring throughout.
- Good level of natural daylight via a mix of double-glazed timber sash and case windows together with a number of Velux skylight windows on the second floor.
- WC's are located on the second floor

There is a tarmacadam car park to the rear of the property, providing parking for 3-4 vehicles. The car park is accessed via Thistle Place.



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## Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and the following approximate net internal areas calculated:

|              |                   |                    |
|--------------|-------------------|--------------------|
| First Floor  | 37.44 sq.m        | 403 sq.ft          |
| Second Floor | 59.55 sq.m        | 641 sq.ft          |
| <b>Total</b> | <b>96.99 sq.m</b> | <b>1,044 sq.ft</b> |

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## Planning

The property is currently used as an office, however, may be suitable for redevelopment into a number of other uses (subject to planning), including medical/dental use, nursery use, and residential conversion. Any planning enquiries should be made to Aberdeen City Council.

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## Rent

£15 per sq.ft.

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## Rateable Value

The Valuation Roll shows a Rateable Value of £16,700, effective from 1st April 2026.

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## 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](http://www.saa.gov.uk)

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## Lease Terms

Full repairing and insuring terms for a period to be agreed.

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## EPC

The property has an EPC rating of D.

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## VAT

All monies quoted are exclusive of any VAT which may be payable.

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## 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.

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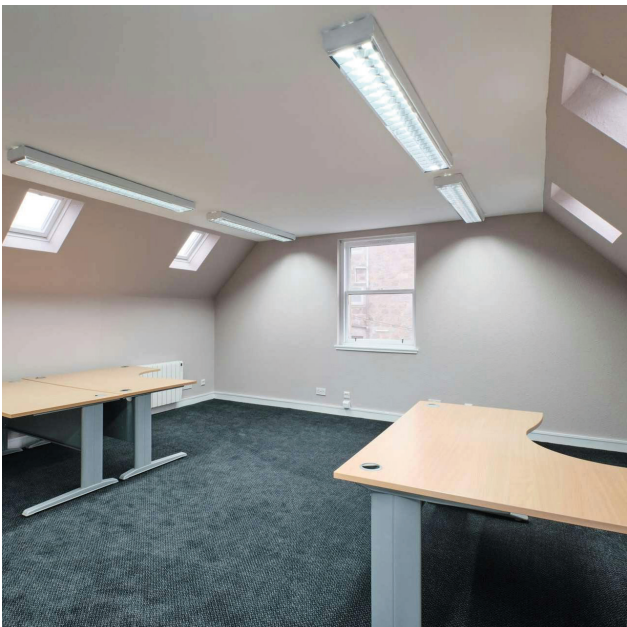
## AML

To satisfy HMRC and RICS guidance, FG Burnett is required to undertake AML diligence on purchaser/tenant. 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.

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## Entry

On conclusion of legal missives.



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## Viewings & Offers

All offers should be submitted in writing to the joint agents.



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