

FOR SALE

**Investment
Opportunity**

Let to James & George Collie
LLP

Long Established Occupier

Rental Income - £95,000 per
annum (subject to reduced rent
for first 5 years)

Lease Expiry – 30th September
2039

Price – £800,000

**1 - 7 EAST CRAIBSTONE STREET AND 30 & 36 BON ACCORD
STREET, ABERDEEN, AB11 6YQ**

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Investment Summary

1 - 7 EAST CRAIBSTONE STREET AND 30 & 36 BON
ACCORD STREET, ABERDEEN, AB11 6YQ



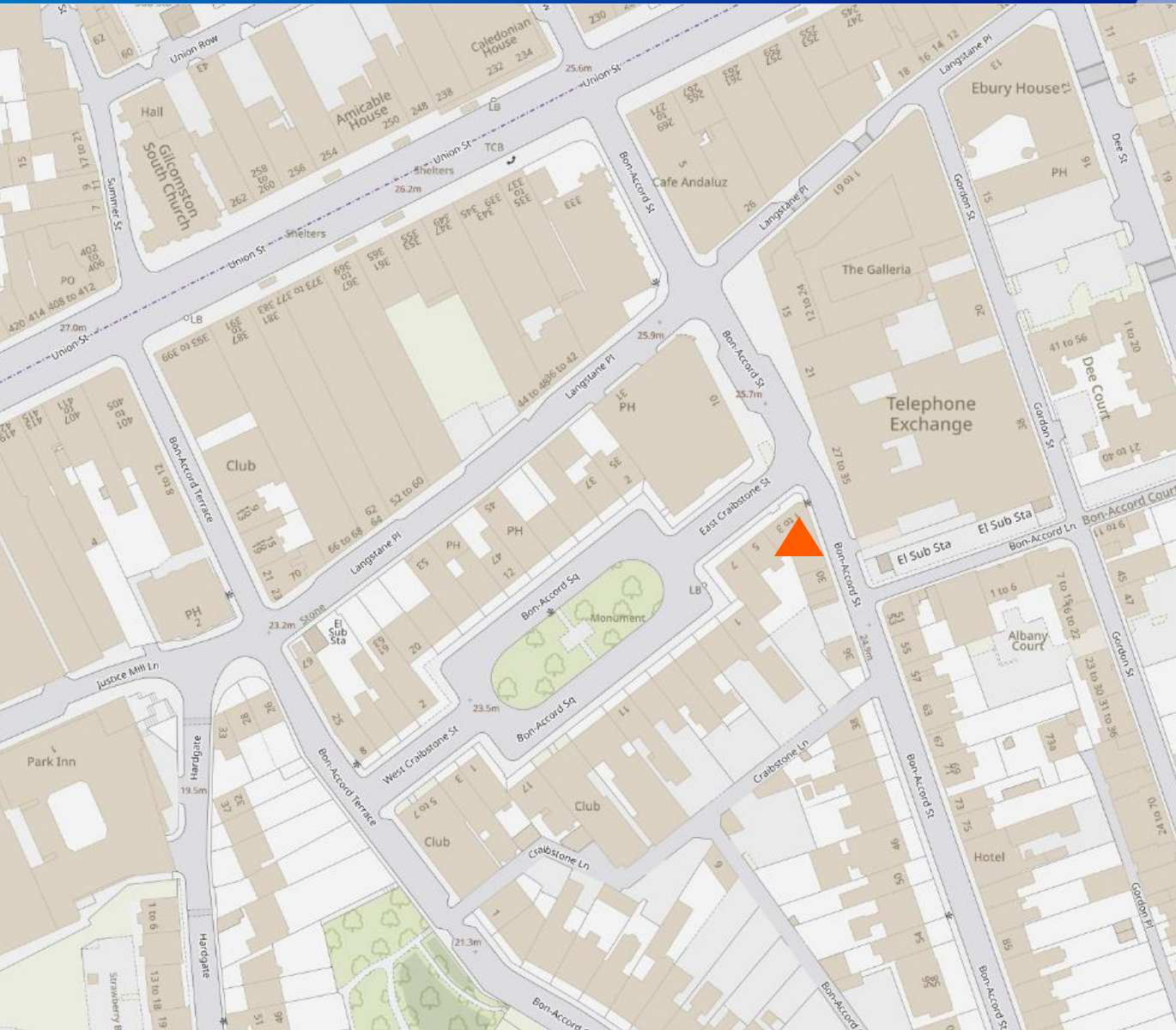
The investment summary is as follows:

- Let to James & George Collie LLP
- Lease Expiry 30th September 2039, subject to a tenant only break option on 30th September 2034
- Passing Rent - £95,000 p.a. subject to a rental reduction spread over the first 5 years of the lease
- 5 yearly rent reviews
- FRI terms – Reduced repairing obligation over term of the lease
- Price - £800,000 exclusive of VAT.
- Tenant has been in occupation since 1924



Location/Description

1 - 7 EAST CRAIBSTONE STREET AND 30 & 36 BON ACCORD STREET, ABERDEEN, AB11 6YQ



The opportunity is located within central Aberdeen and occupies a prominent location where East Craibstone Street meets Bon Accord Street.

Union Street is a short distance to the north providing good local amenity. The location is mixed use in nature and home to a number of office occupiers. In addition, further uses include residential, restaurant and public houses.

Description

The opportunity comprises of traditional granite and slate townhouses located on East Craibstone Street along with a further attached building at 30 Bon Accord Street all of which is used for office purposes and inter-connected.

East Craibstone Street is used as the main reception and offices for the occupier with 30 Bon Accord Street being used as an Estate agency.

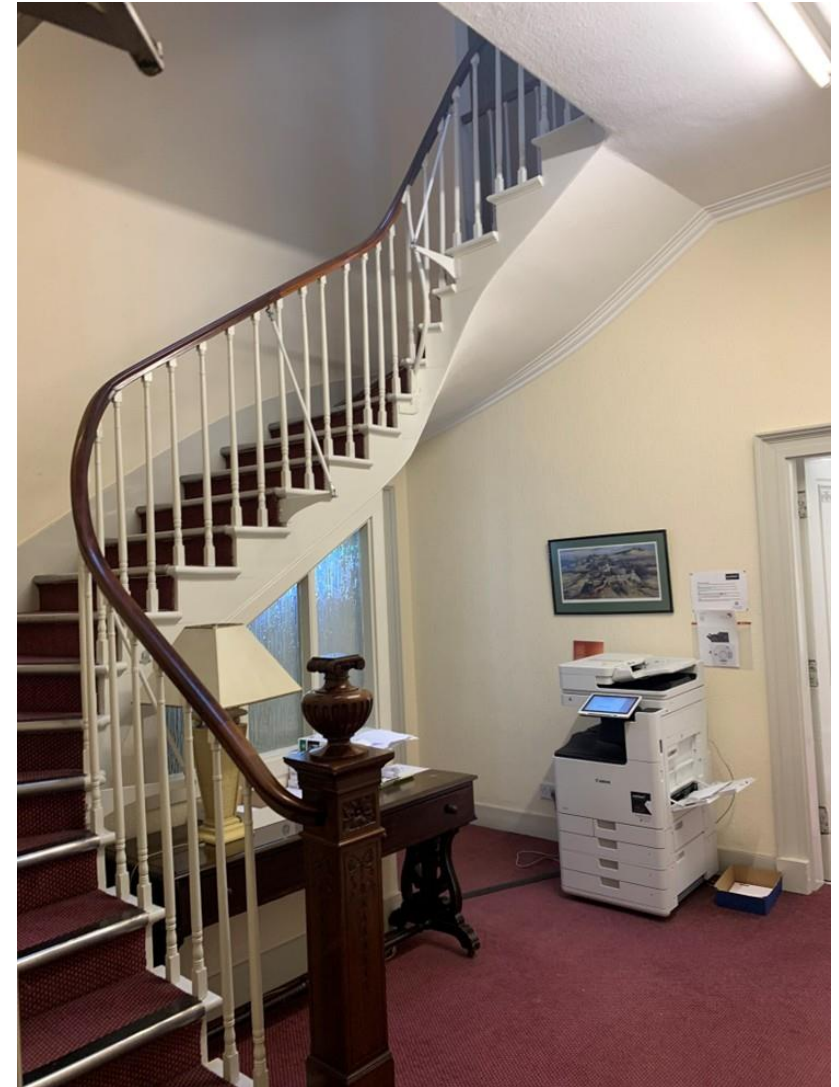
There is also a detached building also located on Bon Accord Street which has previously been used for office and storage purposes.





Photographs

1 - 7 EAST CRAIBSTONE STREET AND 30 & 36 BON
ACCORD STREET, ABERDEEN, AB11 6YQ





Accommodation

1 – 7 East Craibstone Street	m ²	ft ²
Lower Ground Floor	138.02	1,486
Ground Floor	238.20	2,564
First Floor	201.07	2,164
Top Floor	115.81	1,247
Total	693.73	7,461

30 Bon Accord Street	m ²	ft ²
Ground Floor	82.49	888
First Floor	105.99	1,141
Top Floor	84.36	908
Total	272.84	2,937

36 Bon Accord Street	m ²	ft ²
Ground Floor	42.87	461
First Floor	29.46	317
Total	72.32	778

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

Rent and Lease Terms:

The subjects are let to James & George Collie LLP for a period of 15 years from 30th September 2024 with a tenant only break option on the 10th anniversary of the date of entry. The passing rent is £95,000 per annum, although this is reduced by way of incentive to £66,500 per annum until the 5th anniversary of the date of entry.

The lease is on full repairing and insuring terms, although the tenant's liability is reduced for the term of the lease. Further information available upon request.

Price

Offers over £800,000 is sought for our client's interest in the premises.

Legal Costs

Each party will be responsible for their own legal costs associated with the transaction with the ingoing tenant being responsible for any registration dues, LBTT, etc.

VAT

All figures quoted are exclusive of VAT at the prevailing rate.

Energy Performance Certificate

The subjects currently have an EPC rating of "B"

Further information and a recommendations report are available to seriously interested parties upon request.

Get in Touch

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



Mark McQueen

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Shepherd Chartered Surveyors

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t: 01 224 202800



ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. PUBLICATION DATE October 2025

