

13 BON ACCORD SQUARE | ABERDEEN | AB11 6DJ

FOR SALE



**13 BON
ACCORD
SQUARE**

**CITY CENTRE
OFFICE INVESTMENT**



INVESTMENT SUMMARY

01. **Multi-let office:** Attractive period building with garage parking
02. **Central location:** Strategically positioned in the city centre close to Union Street
03. **Spacious accommodation:** Approximately 514.08 sq m (5,533 sq ft)
04. **Fully tenanted:** Fully let with a passing rent of £85,120 per annum
05. **WAULT:** 3.8 years to expiry, 3.4 years to breaks
06. **Secure income:** 94% of income is classified as 'very low risk', with 57% covered by Aon a global professional services firm
07. **Development potential:** Future residential redevelopment play (STP)
08. **Attractive price:** Offers over £650,000 invited for the heritable interest
09. **Generous return:** Immediate high net initial yield of 12.47%



ABERDEEN OVERVIEW

Aberdeen is Scotland's third-largest city with a population of approximately 220,000 and a regional catchment exceeding 500,000. Its established status as the "Oil Capital of Europe" has transitioned to be the "Energy Capital of Europe" with ongoing investment in renewable energy, leveraging its highly skilled workforce and extensive onshore and offshore infrastructure.

The city has benefited significantly from public sector support in recent years, notably with the establishment of a £62 million Energy Transition Fund. Of this, £26 million has been specifically invested in creating the Energy Transition Zone (ETZ), now a key development opposite the £450m South Harbour. The ETZ aims to

introduce a new wave of renewable investment which will position Aberdeen as one of the world's leading green energy regions.

The South Harbour has firmly established Aberdeen as the largest berthage port in Scotland, improving the region's marine and energy support capacity. It is also now home to the UK's Energy Transition Centre of Excellence, playing a pivotal role in leading the shift from carbon to renewable energy sources.

Aberdeen continues to be one of Europe's pioneering hydrogen cities. The City Council's vision for the Aberdeen City Region to become a low and zero-carbon economy remains at the forefront of hydrogen technology in Europe.

LOCATION

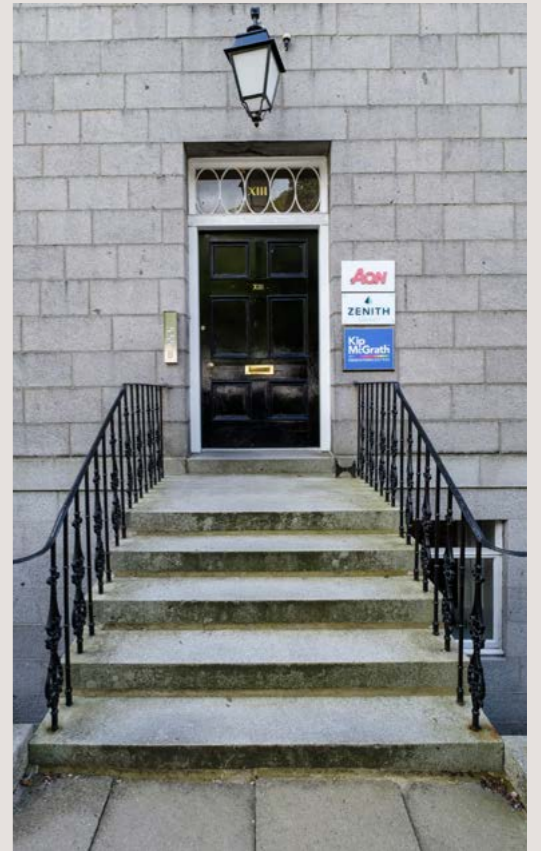
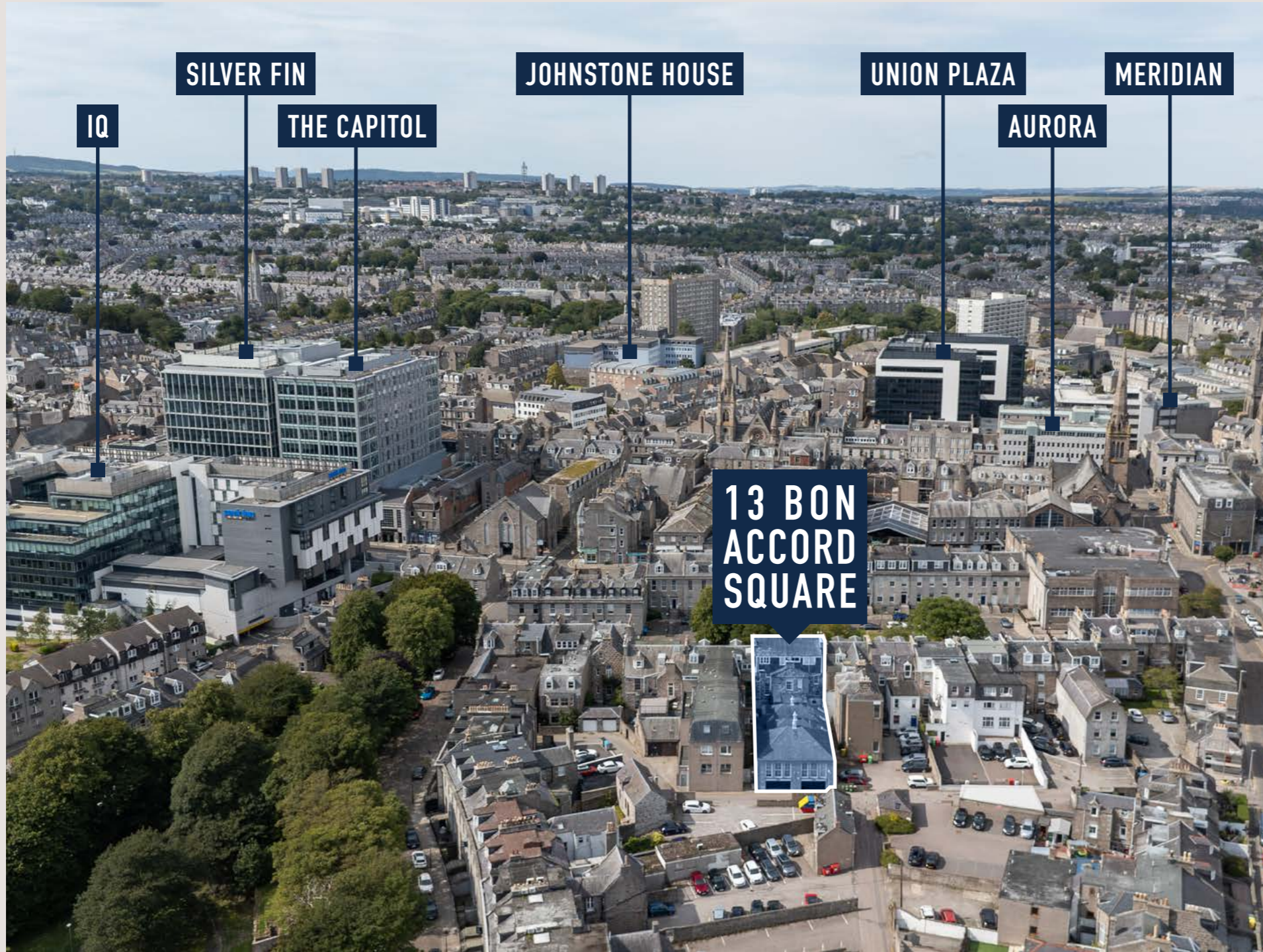
Located in the heart of Aberdeen city centre, the property occupies a prime position on the south side of Bon Accord Square. The subjects benefit from a wide variety of local amenities within walking distance, including cafés, restaurants, and hotels. A broad range of retail and leisure offerings is also available on Union Street, located just 200 metres away.

The property is near to three of the city's most prestigious Grade A office buildings: Silver Fin, The Capitol and the iQ Building. A number of leading companies have office space within these buildings, including Shell, PWC, Xodus, RSM, Exceed, Flotation Energy and Spirit Energy.

Bon Accord Square itself is a vibrant mixed-use area featuring offices, residential units and serviced apartments, with current occupiers including James Milne Chartered Accountants, Blackadders, Think PR, James & George Collie Solicitors and Craibstone Suites.

Excellent public transport connectivity serves 13 Bon Accord Square. Aberdeen's main bus and railway stations are conveniently less than a 10-minute walk away. Numerous bus services run along Union Street further enhancing accessibility to the subject property.





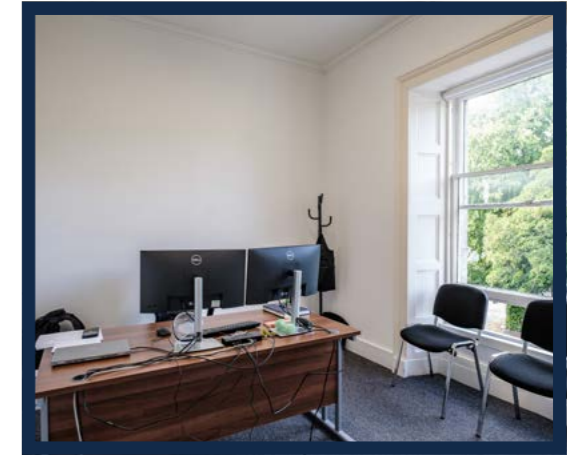
DESCRIPTION

The original 13 Bon Accord Square property is a four storey, Grade B listed granite building, which largely offers cellular office space. The building has been extended at the rear, offering modern, open-plan office space. Beneath this extension, an indoor garage accessible from Craibstone Lane provides 8 dedicated car parking spaces. Additional on-street, metered parking is also available within Bon Accord Square.

The building offers a pleasant working environment, with a well-presented entrance

foyer. Bon Accord Square itself was designed in 1823 by the renowned Aberdonian architect Archibald Simpson, who left a significant architectural legacy across the city and the original building's design accentuates some of the periodic features.

The Landlord has recently invested around £50,000 refurbishing the first and second floors, which includes boiler upgrades, the installation of a new emergency staircase as well as undertaking improvements to the lower ground floor and roofing.



ACCOMMODATION

The premises have been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and provide the following Net Internal Area (NIA):

	SQ M	SQ FT
Lower Ground Floor	66.54	716
Ground floor	279.97	3,014
First floor	88.29	950
Second floor	79.28	853
TOTAL	514.08	5,533

TENURE

Heritable (Scottish Equivalent of Freehold).

SERVICE CHARGE

The maintenance of the common areas is covered by a service charge with day-to-day management undertaken by a professional property management company appointed and overseen by the landlord. The costs incurred allocated to each tenant in line with standard practice.

TENANCIES

The aggregate passing rent of the property is £85,120 per annum and a summary of the principal lease terms is provided below:

	TENANT	CREDITSAFE RATING	LEASE START	LEASE EXPIRY	BREAK DATE	FLOOR AREA (SQ FT)	RENT (PA)	RATE	RENT REVIEW	COMMENTS
Lower Ground Floor	Tracy Johnston t/a Possibilities Counselling		14/07/2022	13/07/2027	-	716	£5,500	£7.68	-	July 2025 break option not exercised. FRI lease subject to a Schedule of Condition.
Ground Floor - Front	DERP Educational Limited	82A	03/11/2017	01/11/2030	01/11/2027	609	£11,500	£18.88	02/11/2027	Lease recently extended - rent shown is effective from 02/11/25 with one month rent free from that date. FRI lease subject to a Schedule of Condition. Rent review to CPI with 1% & 3% collar and cap.
Ground Floor - Rear	AON UK Holdings Limited	97A	31/07/2015	30/07/2030	-	2,405	£48,120	£20.01	-	FRI lease recently extended by 5 years.
First Floor	Mountwest 829 Limited	82A	17/05/2024	16/05/2026	-	950	£10,535	£11.09	-	Lease guarantee from Zenith Energy Limited. July 2025 break option not exercised. FRI lease subject to a Schedule of Condition.
Second Floor	MGB Drilling Ltd	86A	17/05/2024	16/05/2026	-	853	£9,465	£11.10	-	Lease guarantee from Zenith Energy Limited. July 2025 break option not exercised. FRI lease subject to a Schedule of Condition.
TOTALS						5,533	£85,120			

TENANT/GUARANTOR INFORMATION



Possibilities Counselling & Psychotherapy Centre

Possibilities Counselling & Psychotherapy Centre comprises a prominent group of highly experienced and specialist psychotherapists (UKCP registered). They are dedicated to delivering affordable, high-quality, independent professional psychotherapy and counselling services.



DERP Educational Limited

Kip McGrath Aberdeen South offers high levels of math and English tuition for both primary and secondary school children. This entity operates as part of a franchise that encompasses over 560 centres worldwide.



AON UK Holdings Limited

Aon is a global professional services firm with a workforce of 50,000 employees across more than 120 countries. Aon plc (NYSE:AON) has a market capitalisation of approximately \$76 billion.

The firm delivers an extensive portfolio of risk, retirement and health solutions. Further information is available from their [website](#).



Zenith Energy Limited

Zenith Energy Limited is an international independent well engineering company with production, exploration and developments assets in countries around the globe. Further information is available from their [website](#).

The leases are taken in the names of Mountwest 829 Limited and MGB Drilling Limited. The sole shareholder of these companies is the largest shareholder of Zenith Energy Limited.



REDEVELOPMENT POTENTIAL

The property is located in the Bon Accord and Crown Street conservation area and has a mixed use zoning in the current Local Development Plan. As the surrounding area contains a broad mix of uses including residential flats there is potential for conversion to this use, subject to size, design and configuration to maximize internal amenity.

An architect's feasibility study has been carried out to assess the potential for residential conversion and extension to the rear. Sketch layout plans, showing two options for a mix of one and two bedroom apartments (10 in total), are available upon request. Interest parties should make their own enquiries with Aberdeen City Council Planning Department.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The subjects have an EPC rating of B.

VAT/TOGC

The property has been elected for VAT and will be treated as a Transfer of Going Concern (TOGC).

DATA ROOM

Access to the legal data room will be provided upon request.

ANTI-MONEY LAUNDERING

To comply with the current anti-money laundering regulations the agents acting on both sides of any qualifying transaction are required to undertake appropriate due diligence in advance of the transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will be required to disclose all relevant information prior to conclusion of missives required to enable the agents to meet their respective obligations under the Regulations.

DISCLAIMER: Ryden on its behalf and for the Vendors or Lessors of this property, whose Agents they are, give notice that: These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties 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. No person in the employment of Ryden has any authority to make any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all priced and rents are quoted exclusive of VAT. "Responsible Property Investment (RPI)" Hermes Real Estate Investment Management Limited defines RPI as "investment that recognises and addresses the environmental, social and economic risks and opportunities associated with the ownership and management of property assets". This property has been refurbished recognising this policy. Hermes Real Estate Investment Management Limited encourages its occupiers to embrace its RPI policy. Date of publication: September 2025. Designed by Fifth House.

PROPOSAL

We are instructed to seek offers in excess of £650,000 exclusive of VAT for our client's heritable interest, reflecting an attractive net initial yield of 12.47% effective from 2 November 2025, after deduction of purchaser's costs at 5.03%.

VIEWING

To arrange a viewing or for further information, please contact:

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