OFFICE FOR SALE / TO LET

12 Bon Accord Square

Aberdeen | AB11 6DJ

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LOCATION

The subjects are located on the north side of Bon Accord Square

Located in the heart of Aberdeen city centre, the property occupies a prime position on the north 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.

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**.

Bon Accord Square was designed in 1823 by the renowned Aberdonian architect Archibald Simpson, who left a significant architectural legacy across the city, including Marischal College.

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DESCRIPTION

12 Bon Accord Square comprises a traditional mid-terraced four storey, Grade B listed granite building, arranged over lower ground, ground, first and second floors.

The building offers a pleasant working environment, with a well-presented entrance foyer and retains a number of attractive period features including ornate cornicing, high ceilings and large sash windows that allow excellent levels of nature light.

Internally, the office accommodation is mainly cellular in nature with two large meeting rooms located on the ground floor. Lighting is by way of a mixture of LED and fluorescent lighting and heating is by way of gas central heating. The building is also fitted with category 5e cabling providing high speed internet access.

Secure car parking is provided to the rear of the property for 4 vehicles accessible via Langstane Place. Occupiers can also apply for up to 2 on-street parking permits.

ACCOMMODATION

The premises extend to the following approximate net internal floor areas:

Demise	Sq M	Sq Ft
Lower Ground Floor	50.83	547
Ground Floor	58.63	631
First Floor	79.88	860
Second Floor	69.21	745
TOTAL	**258.55**	**2,783**

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PRICE
£300,000

RENT
£38,000 per annum

VAT
All figures quoted are exclusive of Value Added Tax.

RATEABLE VALUE
£28,325 effective from 1 April 2024.

The Rate Poundage for 2024/25 is 49.8p.

ENERGY PERFORMANCE CERTIFICATE
The subjects have an EPC rating of B.

PLANNING
The property currently has planning permission for Class 4 Offices under the Town and Country Planning (Use Classes) (Scotland) Order 1997.

The property is 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.

Interested parties should make their own enquiries via Aberdeen City Council's planning department.

ANTI MONEY LAUNDERING REQUIREMENT
In accordance with both HMRC and RICS Guidance, we as property agents are obliged to undertake AML due diligence on both our client and any counter party to a transaction. Accordingly, any personal and or detailed financial corporate information will be required prior to any transaction concluding.

HUTCHEON MEARNS REAL ESTATE
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October 2025.

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