

Lot 45, St Mary's Court, Huntly Street, Aberdeen,

AB10 1TH

For sale by Auction on 15th May 2025 (unless sold or withdrawn prior)



High Yielding Heritable Investment and Development Opportunity

www.acuitus.co.uk

Lot 45, St Mary's Court, Huntly Street, Aberdeen,

AB10 1TH

For sale by Auction on 15th May 2025 (unless sold or withdrawn prior)

Property Information

High Yielding Heritable Investment and Development Opportunity

- Centrally located off Union Street in an established office location
- Modern courtyard office development
- 8 private parking spaces accessed from Union Wynd
- Total accommodation of approximately 12,119 sq. ft. (1,125.88 sq. m.)
- Active management opportunities and potential alternative uses including education and residential (subject to planning)
-

Lot

45

Auction

15th May 2025

Rent

£67,860 per Annum Exclusive
Plus 7,739 sq ft vacant

Sector

Office, Development

Status

Available

Auction Venue

Live Streamed Auction

Location

Miles	67 miles north-east of Dundee
Roads	A90, A96
Rail	Aberdeen Railway Station (Mainline and ScotRail)
Air	Aberdeen International Airport (6.5 miles west)

Situation

Located on the west side of Huntly Street, the property benefits from frontages onto both Huntly Street and Union Wynd. The immediate area provides a mix of commercial and residential occupiers. Union Street is close by and office occupiers nearby include Dana Petroleum, Proactis and Deloitte PLC.

Tenure

Heritable.

Description

The property comprises a courtyard office development with a secure private car park for 8 cars. The accommodation is planned over ground and first floors and provides modern open plan office space. There are comfort cooling units installed to most of the offices.

VAT

VAT is applicable to this lot.

Octopus Bridging Loan for Buyers

Planning

In the current Local Development Plan the property is located in a mixed use area with the surrounding area contains a broad mix of uses including residential flats. A proposed conversion to this use would be compatible (subject to Planning consent). The ongoing affordable housing waiver in the city centre (available for planning applications lodged before 31st December 2025) should assist with the viability of a residential conversion at this time. Interest parties should make their own enquiries with Aberdeen City Council Planning Department.

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

Lot 45, St Mary's Court, Huntly Street, Aberdeen,

AB10 1TH

For sale by Auction on 15th May 2025 (unless sold or withdrawn prior)

Tenancy & Accommodation

Address	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.
47 St Marys Court	Office	129.51	(1,394)	VACANT		
47 A/B St Marys Court	Office	288.00	(3,100)	VACANT		
47C St Marys Court	Office	176.51	(1,900)	VACANT		
49 St Marys Court	Office	406.91	(4,380)	FIFTH RING LIMITED (1)	15 years from 27/04/2012	£67,860
49C St Marys Court	Office	124.95	(1,345)	VACANT		
Total		1,125.88	(12,119)			£67,860

(1) The lease provides for a mutual option to terminate at any time upon serving 6 months prior notice.

Lot 45, St Mary's Court, Huntly Street, Aberdeen,

AB10 1TH

For sale by Auction on 15th May 2025 (unless sold or withdrawn prior)



Lot 45, St Mary's Court, Huntly Street, Aberdeen,

AB10 1TH

For sale by Auction on 15th May 2025 (unless sold or withdrawn prior)



High Yielding Heritable Investment and Development Opportunity

www.acuitus.co.uk

Lot 45, St Mary's Court, Huntly Street, Aberdeen,

AB10 1TH

For sale by Auction on 15th May 2025 (unless sold or withdrawn prior)



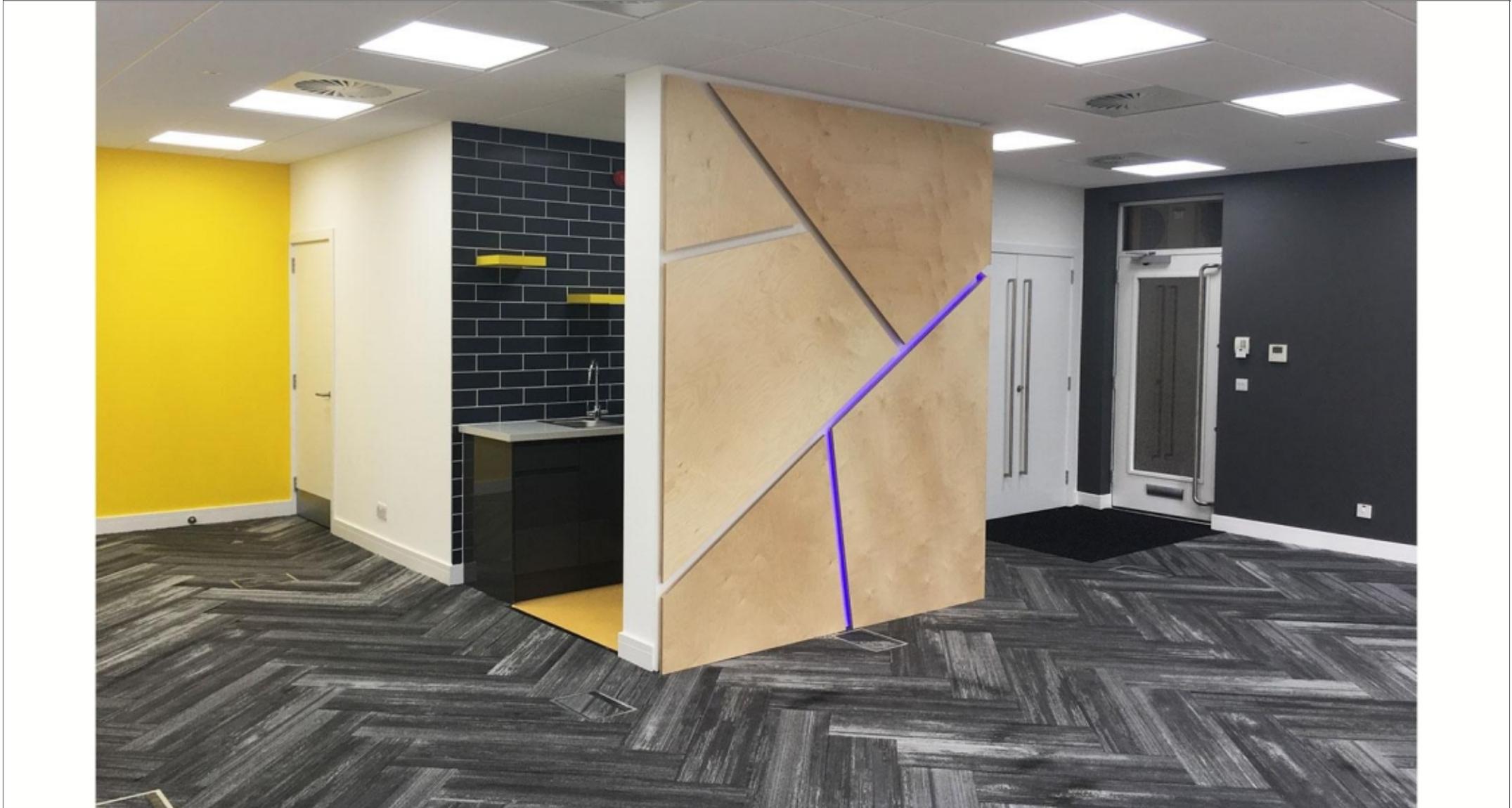
High Yielding Heritable Investment and Development Opportunity

www.acuitus.co.uk

Lot 45, St Mary's Court, Huntly Street, Aberdeen,

AB10 1TH

For sale by Auction on 15th May 2025 (unless sold or withdrawn prior)



Lot 45, St Mary's Court, Huntly Street, Aberdeen,

AB10 1TH

For sale by Auction on 15th May 2025 (unless sold or withdrawn prior)



Lot 45, St Mary's Court, Huntly Street, Aberdeen,

AB10 1TH

For sale by Auction on 15th May 2025 (unless sold or withdrawn prior)



Lot 45, St Mary's Court, Huntly Street, Aberdeen,

AB10 1TH

For sale by Auction on 15th May 2025 (unless sold or withdrawn prior)



Contacts

Acuitus

Mhairi Archibald
+44 (0)7718 899 341
Mhairi.archibald@acuitus.co.uk

Jon Skerry
+44 (0)20 7034 4863
+44 (0)7736 300 594
jon.skerry@acuitus.co.uk

Seller's Solicitors

Burness Paull LLP
2 Marischal Square Broad Street
Aberdeen
AB10 1DQ

Stuart Gardiner
01224 618552
stuart.gardiner@burnesspaull.com

Associate Auctioneers

Halliday & Co
The Capitol 431 Union Street
Aberdeen
AB11 6DA

Mark Halliday
01224 060340
07872181271
mark.halliday@halliday-co.com

Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

- (i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;
- (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 as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.
2024

High Yielding Heritable Investment and Development Opportunity

www.acuitus.co.uk