

Lot 69, 8 Albert Place, Aberdeen,

AB25 1RG

For sale by Auction on 30th October 2025 (unless sold or withdrawn prior)



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Property Information

Heritable Office/Development Opportunity

- Modern Office Building in Aberdeen City Centre
- Planned over Part Ground and First Floors with Two Entrances Totalling Approximately 222.30 sq m (2,392 sq ft)
- Potential Residential Redevelopment (Subject to Consents)
- Accommodation includes reception, kitchen, WCs, cellular offices & board room
- Redevelopment potential (subject to consents)
- VAT Free Opportunity

Lot

69

Auction

30th October 2025

Vacant Possession

Status

Available

Sector

Office, Development

Auction Venue

Live Streamed Auction

Location

Miles

67 miles north-east of Dundee

Roads

A90, A96

Rail

Aberdeen Railway Station (Mainline and ScotRail) (0.5 miles west)

Air

Aberdeen International Airport (6.5 miles west)

Situation

Albert Place is located off Albert Street in the west end of Aberdeen city centre. Union Street is a short distance away to the east. The immediate areas benefits from a mix of residential and commercial uses and occupiers. Nearby commercial occupiers include Mackinnons Solicitors, Infinity Accountants, Mearns and Gill and, Castlehill Housing.

Tenure

Heritable.

Description

Comprising a modern office building which is planned over part ground and first floors. Access is at ground floor level from two entrances. There is a small garden area to the rear of the property

VAT

VAT is not applicable to this lot.

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Possession
Ground First	Office Office	66.00 156.30	(710) (1,682)	VACANT
Total		222.30	(2,392)	

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Seller's Solicitors

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2024