

**Lot 39, 163 King Street, Aberdeen,**

**Aberdeenshire AB24 5AE**

For sale by Auction on 26th March 2026 (unless sold or withdrawn prior)



# Lot 39, 163 King Street, Aberdeen, Aberdeenshire AB24 5AE

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## Property Information

### Heritable Office Opportunity

- City Centre office opportunity
- Total approx. floor area of 108.82 sq. m. (1,172 sq. ft.) over First and Second Floors
- Residential conversion potential (subject to consents)
- Prominent position in busy location

#### Lot

39

#### Auction

26th March 2026

#### Vacant Possession

#### Status

Available

#### Sector

Office

#### Auction Venue

Live Streamed Auction

### Location

#### Miles

67 miles north of Dundee

#### Roads

A90, A96

#### Rail

Aberdeen (2 hours 25 minutes to Edinburgh Waverley)

#### Air

Aberdeen Airport (6 miles west)

### Situation

The property is located within Aberdeen City Centre, prominently situated on the West side of King Street, close to its junction with West North Street and the A956.

### Tenure

Heritable. (Scottish Equivalent of English Freehold)

### Description

The property comprises a self contained office arranged over the first and second floors with direct access onto King Street. Internally, the property comprises cellular office suites with staff and kitchen facilities. The property may be suitable for residential conversion subject to obtaining the necessary consents.

### VAT

VAT is applicable to this lot.

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## Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Possession
First Second	Office Office	56.17 52.65	(605) (567)	VACANT
<b>Total</b>		<b>108.82</b>	<b>(1,172)</b>	

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