

# Lot 20, Site 14 Silverburn Place, Bridge of Don Industrial Estate, Aberdeen,

**AB23 8EG**

For sale by Auction on 6th May 2026 (unless sold or withdrawn prior)



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### Property Information

#### Heritable Ground Rent Investment

- Entirely let to Domeline Ltd until May 2111 (no breaks)
- 5 yearly upward only rent reviews
- Outstanding 2017 and 2022 rent reviews
- Site area of 0.41 Ha (1.01 Acres)
- Series of light industrial and showroom units on site
- Total floor area of 829.90 sq m (8,933 sq ft) of the buildings on site
- Other occupiers in the estate include SIG, Baker Hughes, Royal Mail, Screwfix, Sterling Home and Jewson

#### Lot

20

#### Auction

6th May 2026

#### Rent

£26,150 per Annum Exclusive

#### Status

Available

#### Sector

Industrial, Ground Rent

#### Auction Venue

Live Streamed Auction

#### Location

- Miles** 2.5 miles north of Aberdeen City Centre
- Roads** A956, A92, A90
- Rail** Aberdeen Railway Station
- Air** Aberdeen Airport

#### Situation

Aberdeen is recognised globally as a centre of excellence for the oil, gas and energy sectors. As the third largest city in Scotland, with a population of approximately 225,000. The property is located in the well established Bridge of Don Industrial Estate some 2.5 miles north of Aberdeen City Centre. The property is situated on the east side of Silverburn Place with other occupiers in the estate including SIG, Baker Hughes, Royal Mail, Screwfix, Sterling Home and Jewson.

#### Tenure

Heritable. (Scottish Equivalent of English Freehold)

#### Description

The property comprises a site area of 0.41 Ha (1.01 Acres) upon with sits a series of light industrial units and showrooms with yard areas and car parking. The total floor area of the units is 829.90 sq m (8,933 sq ft)

#### VAT

VAT is applicable to this lot.

#### 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.

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### Tenancy & Accommodation

| Site Area Approx. Ha | Site Area Approx. Acres | Tenant                 | Term                                       | Rent p.a.x. | Rent Review  |
|----------------------|-------------------------|------------------------|--|-------------|--|
| 0.41                 | 1.01                    | DOMELINE LTD<br>(1)(3) | 114 years from 15/05/1997 until 14/05/2111 | £26,150     | 15/05/2017<br>15/05/2022<br>and 5 yearly thereafter<br>(2) |

(1) For the year ending 30/07/2024 Domeline Ltd reported Total Equity of £6,000,813 (Annual report and financial statements as published at Companies House 13/04/2026).

(2) The rent reviews are geared to open market value, upwards only (please see the lease for exact rent review provisions).

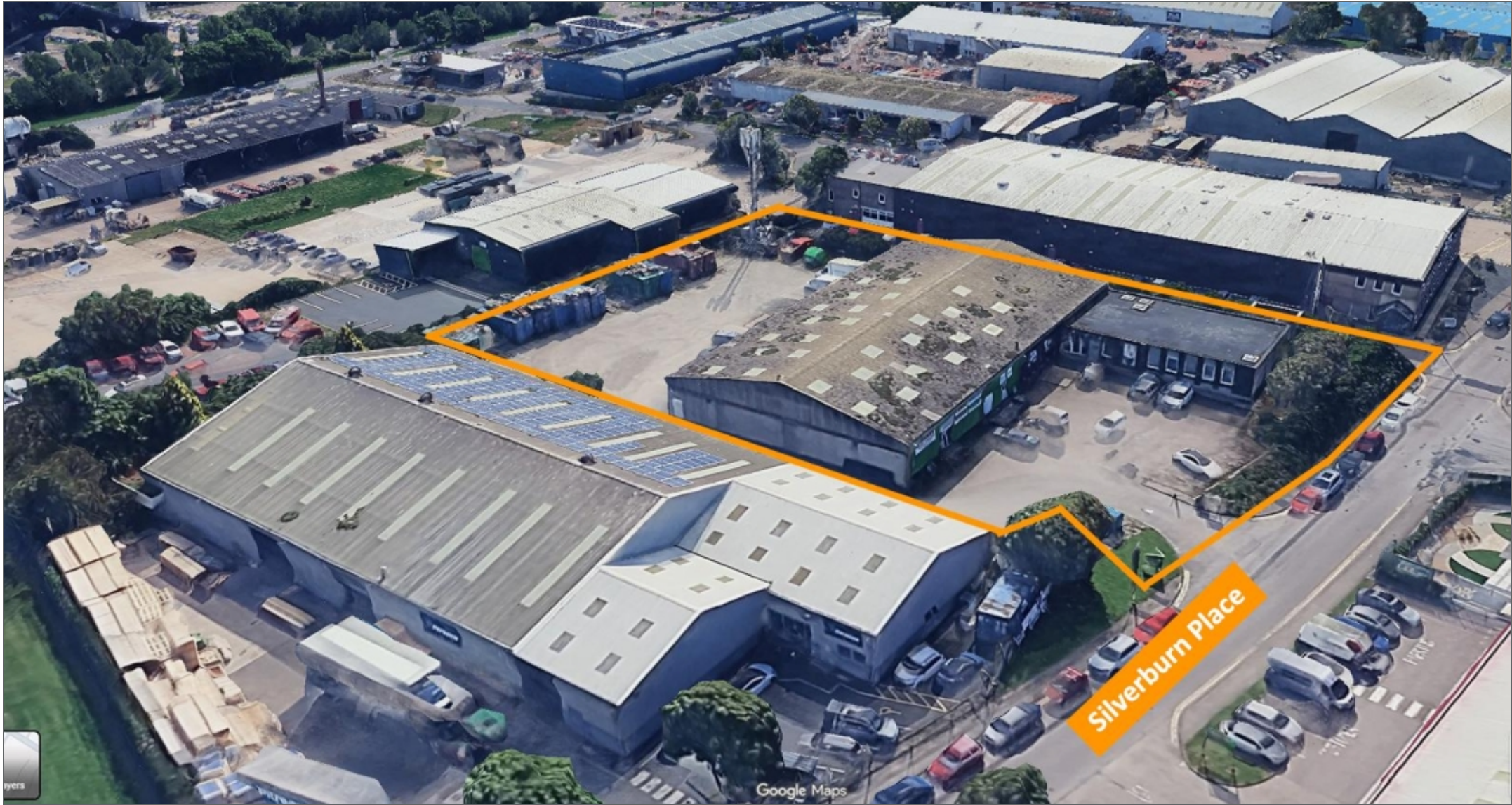
(3) The site is currently sublet.

N.B. The floor areas stated above are those published by the Scottish Assessors Association ([www.saa.gov.uk](http://www.saa.gov.uk)).

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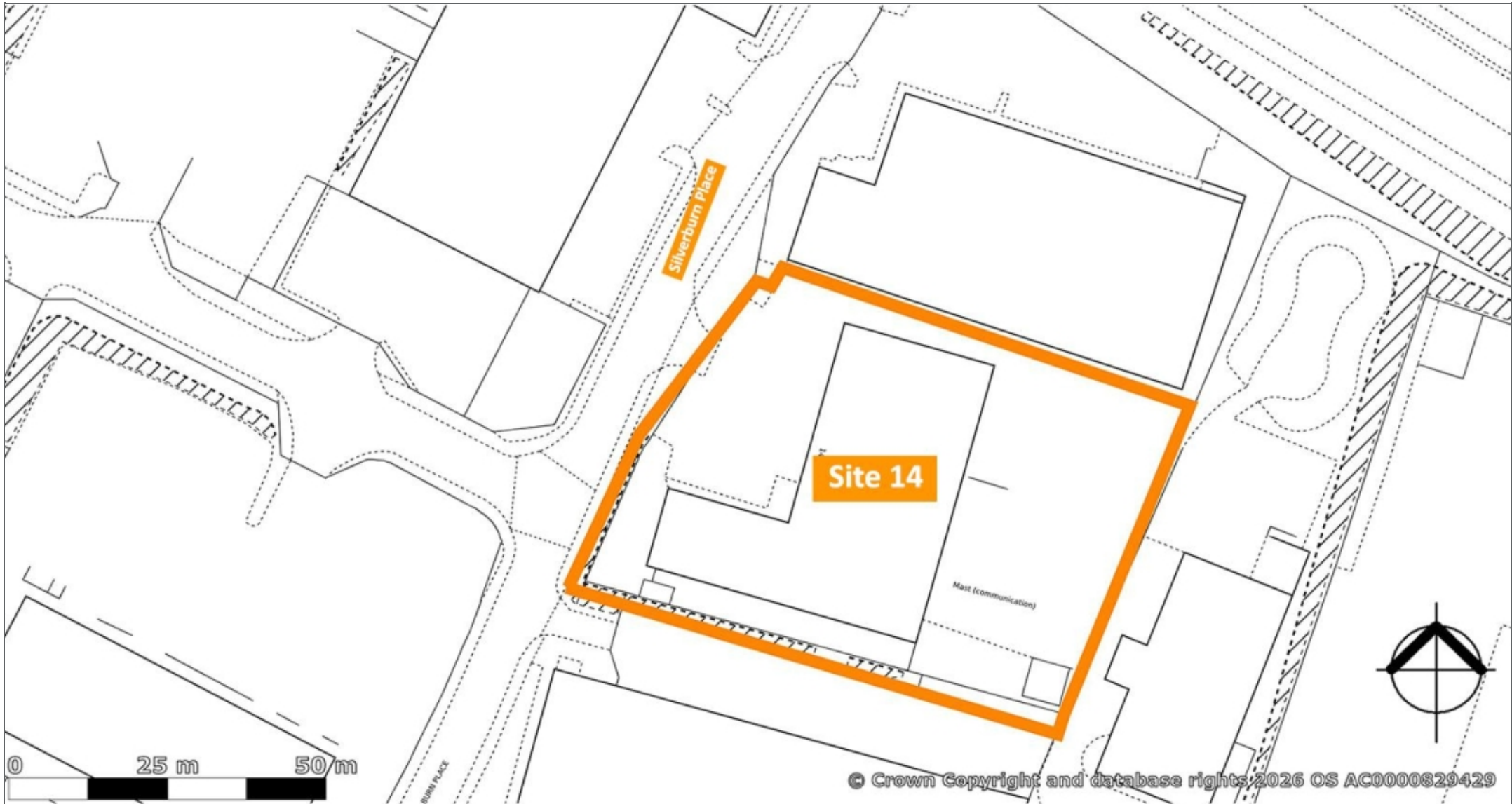
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## Contacts

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2024