

lot 83

**Burgh House, 1-9 King Street  
Aberdeen AB24 5AA**

Rent  
**£151,850**  
per annum  
exclusive

**Heritable Office Investment**

- Majority let to The Scottish Police Authority
- Well located at the southern end of King Street close to its junction with Union Street
- Grade B Listed building
- Nearby occupiers include Aberdeen Sheriff Court and the Marischal Square development



**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**

Aberdeen is recognised globally as a centre of excellence for the oil and gas sector. As the third largest city in Scotland with a population of approximately 225,000, Aberdeen has a regional catchment of over 500,000 people. The University of Aberdeen and Robert Gordon's University in the city have a collective population of around 27,000 full time students. The property is situated on the western side of King Street close to its junction with Union Street, the bus and railway stations. King Street is a major route into Aberdeen from the east. Nearby are both universities, Marischal College (the head office of Aberdeen City Council) and the Sheriff Courts.

**Description**

The property comprises a Grade B Listed building over basement, ground and three upper floors providing a mix of cellular and open plan office accommodation. 1 King Street comprises a retail unit at ground and basement levels.

**Tenure**

Heritable (Scottish Equivalent of Freehold).

**VAT**

VAT is applicable to this lot.

**Six Week Completion**

**Viewings**

Interested parties must register their details with the Auctioneers and provide identification on site. Please contact Mhairi Jarvis. Telephone: +44 (0)131 552 5191.

**Tenancy and accommodation**

No.	Floor	Use	Floor Areas (Approx GIA)		Tenant	Term	Rent p.a.x.	Reversion
1 King Street	Ground/Basement	Retail/Ancillary	139.16 sq m	(1,498 sq ft)	<b>VACANT</b>			
5 King Street	Ground/Basement	Office	185.89 sq m	(2,001 sq ft)	<b>THE SCOTTISH POLICE AUTHORITY</b>	Approx 6 years 10 months from 12/05/2009	£9,500	31/03/2016
7-9 King Street	Lower Ground	Office	181.06 sq m	(1,949 sq ft)	<b>THE SCOTTISH POLICE AUTHORITY</b>	Approx 21 years 5 months from 01/11/1994	£142,350	31/03/2016
	Ground	Office	195.37 sq m	(2,103 sq ft)				
	First	Office	337.27 sq m	(4,061 sq ft)				
	Second	Office	383.96 sq m	(4,133 sq ft)				
	Third	Office	307.13 sq m	(3,306 sq ft)				
<b>Totals</b>			<b>1,769.84 sq m</b>	<b>(19,051 sq ft)</b>			<b>£151,850</b>	

**For further details please contact: Associate Auctioneer:**

**Mhairi Jarvis**  
Tel: +44 (0)131 552 5191.  
Email: mhairi.jarvis@acuitus.co.uk

**Gwen Thomas**  
Tel: +44 (0)20 7034 4857.  
Email: gwen.thomas@acuitus.co.uk  
[www.acuitus.co.uk](http://www.acuitus.co.uk)

**CKD Galbraith**  
59 George Street,  
Edinburgh EH2 2JG.  
Tel: +44 (0)1786 434 630/0131 240 6981.  
Email: david.clarke@ckdgalbraith.co.uk/  
katie.gibson@ckdgalbraith.co.uk  
Ref: David Clarke/Katie Gibson.

**Buyer's Legal Report Service**

**Dentons UKMEA LLP**  
Contact: Greg Rigby.  
Tel: +44 (0)207 320 3968.  
Email: greg.rigby@dentons.com  
See: [www.acuitus.co.uk](http://www.acuitus.co.uk) for further details

**Seller's Solicitors:**

**MacRoberts LLP**  
Capella, 60 York Street, Glasgow G2 8JX.  
Tel: +44 (0)7904 930800.  
Email: douglas.lamb@macroberts.com/  
nicole.cook@macroberts.com  
Ref: Douglas Lamb/Nicole Cook.