

DM HALL

For Sale

Office / Class 4 —
Business

20 Bon-Accord
Square,
Aberdeen,
AB11 6DJ



211.06 SQM
(2,272 SQ FT)

Property Details

- Well-presented, self-contained office building
- Located in the heart of Aberdeen's West End office district
- Secure private car parking to the rear
- Potential for alternative uses or redevelopment (subject to planning)
- Offers in the region of £190,000 are invited

LOCATION

Bon Accord Square is a well-established, and prominent positioned location within one of Aberdeen's most attractive city centre office and residential locations. The area is well served by a wide range of local amenities including cafes, restaurants and professional services, with Bon Accord Terrace Gardens and Union Terrace Gardens both within easy reach. Excellent public transport links are available nearby, with Aberdeen Railway and Bus Stations located less than a 10-minute walk away.

 [Map Link](#)

DESCRIPTION

20 Bon Accord Square comprises a traditional mid-terraced granite and slate building arranged over lower ground, ground and two upper floors, providing well-presented office accommodation throughout.

The property retains a number of attractive period features including ornate corning, high ceilings and large sash windows that allow excellent levels of natural light. The accommodation provides a mix of cellular offices and meeting rooms suitable for all occupier requirements.

The building benefits from a prominent frontage overlooking Bon Accord Square and offers an attractive city centre working environment. The property has most recently been occupied by a professional services firm but may lend itself to alternative uses or residential redevelopment, subject to obtaining the necessary consents.

The Lower Ground Floor, benefits from self-contained access points and can be occupied independently.

Secure car parking is provided to the rear of the property, additional on-street parking is also available nearby.



ACCOMMODATION

Measured on a Net Internal basis in accordance with the RICS Code of measuring practice (6th edition), the property provides the following approximate area:

Lower Ground Floor	53.72 sqm	(578 sq ft)
Ground Floor	60.46 sqm	(651 sq ft)
First Floor	58.39 sqm	(629 sq ft)
Second Floor	38.46 sqm	(414 sq ft)
Total	211.06 sqm	(2,272 sq ft)

SERVICES

The property is served with mains electricity, gas and water with drainage being to the main public sewer.

ENERGY PERFORMANCE

C [35]. Full documentation is available upon request.

NON-DOMESTIC RATES

The property is currently entered in the Valuation Roll on the following basis:

Demise	Ratable Value	Uniform Business Rate	Estimated Rates Payable
20 Bon Accord Square (Upper Floors)	£18,500	£0.481	£8,899*
20 Bon Accord Square (Basement)	£2,500	£0.481	£1,203*

*Estimated rates payable are calculated using the basic property rate of 48.1p in the pound and are stated prior to any reliefs or transactional adjustments.

The next revaluation is April 2029.

Subject to meeting the relevant criteria, the property may be eligible for rates relief under the Small Business Bonus Scheme, which can provide up to 100% relief in certain circumstances. Interested parties should make their own enquiries with the local authority to confirm eligibility.

Water and wastewater charges are payable in addition.

PRICE

Offers in the region of £190,000 are invited, for our client's heritable interest in the property.

VAT

All prices quoted in this schedule are exclusive of VAT.

COSTS

Each party will be responsible for their own costs. Any ingoing Purchaser will be responsible for their own legal costs. Any ingoing occupier will be responsible for the payment of LBTT and registration dues.

Make an enquiry

Melissa.Morrice@dmhall.co.uk

01224 594 172

Stuart.Johnston@dmhall.co.uk

079130 46226

DM Hall Commercial Department

4-5 Union Terrace
Aberdeen AB10 1NJ

01224 594 172

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PROPERTY REF: ACA1917

DATE OF PUBLICATION: APRIL 2026 UPDATED

DM HALL



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