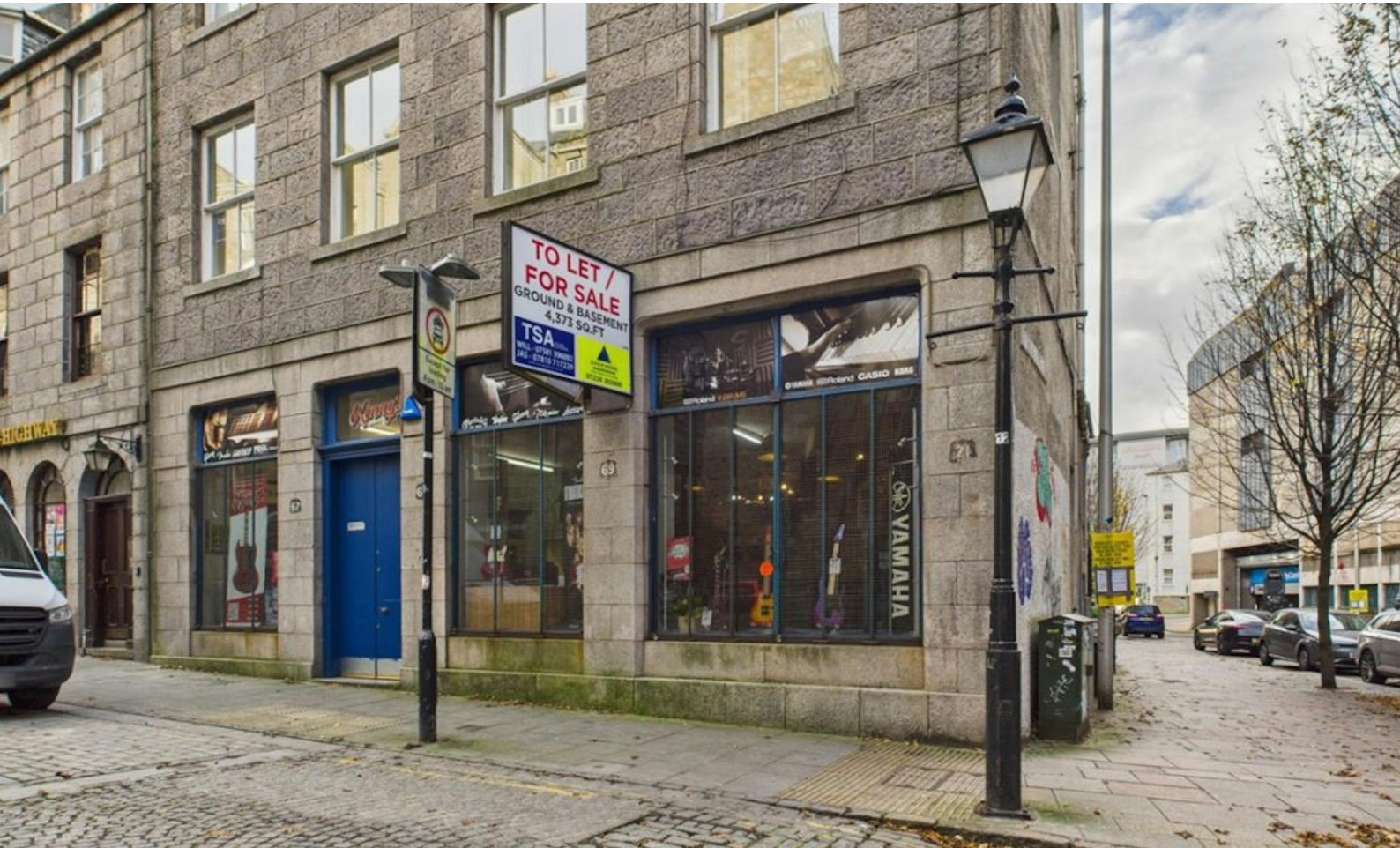


Retail, Open Storage

TO LET / FOR SALE

TSA Property Consultants



67 The Green, Aberdeen, AB11 6NY

Retail To Let or For Sale, Aberdeen

Summary

Tenure	To Let / For Sale
Available Size	4,373 sq ft / 406.26 sq m
Rent	£17,000 per annum
Price	Offers in excess of £165,000
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Key Points

- City Centre Location
- Well Presented Unit
- Rent: £18,000p.a.
- Ground & Basement
- 4,373sq ft
- Price: o/o £165,000

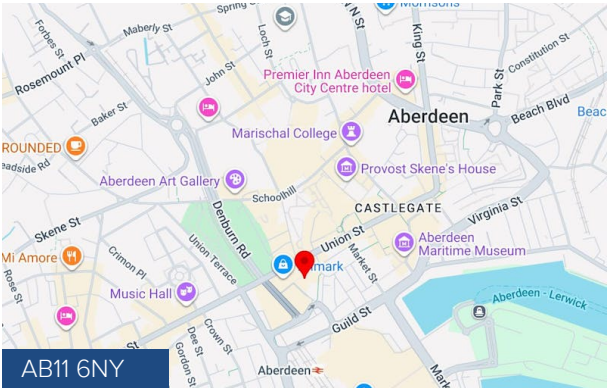
67 The Green, Aberdeen, AB11 6NY

Summary

Available Size	4,373 sq ft
Rent	£17,000 per annum
Price	Offers in excess of £165,000
Business Rates	Upon Enquiry
VAT	Upon Enquiry
EPC Rating	Upon enquiry

Description

The property comprises a prominent ground floor commercial unit within a three-storey, mixed-use granite building in Aberdeen, Scotland's third-largest city and recognised energy capital of Europe. The unit benefits from dual display windows and an open-plan retail layout with ancillary storage and WC facilities. Extending to approximately 406.3 sq m (4,373 sq ft) across ground and basement levels, the property is let to KG Music Ltd trading as Kenny's Music at a passing rent of £26,000 per annum, with the lease expiring in February 2029. The freehold interest is available for sale at £240,000.



Viewing & Further Information



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TSA Property Consultants

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 18/08/2026



67/71 The Green, Aberdeen, AB11 6NY

City Centre Location

- Ground & Basement
- Well Presented Unit
- 4,373sq ft
- Rent: o/o £26,000p.a.
- Price: £240,000

LOCATION

Aberdeen is Scotland's third largest city, with a population of around 230,000 people and is widely regarded as the energy capital of Europe. The city, which is located in the north-east of Scotland, has two universities, with a combined student population of around 30,000 students.

PROPERTY

The property forms a ground floor commercial unit set within a larger 3 storey mixed use granite development.

The property offers dual display windows flanking the central access doorway. Internally the property is presented in an open plan retailing layout with partitioned stores and w.c to the rear.

AREA

Ground: 240.8sqm (2,592sq ft)

Bsm: 165.5sqm (1,781sq ft)

Total: 406.3sqm (4,373sq ft)

RENT

The property is available on a new full repairing and insuring head lease for a negotiable term for o/o £26,000p.a



67/71 The Green, Aberdeen, AB11 6NY

City Centre Location

SALE

The property is available on a freehold basis for £240,000

V.A.T

Figures quoted exclusive of V.A.T

LEGAL

Each party shall bear their own legal costs incurred in the transaction

E.P.C

Available on request

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Anti-Money Laundering

In order to comply with anti-money laundering legislation, the successful purchaser / tenant will be required to provide certain identification documents.

The required documents will be confirmed to and requested at the relevant time

Property Misdescription Act 1991:

The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out of our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.