

AUCTION DATE
19TH OCTOBER
@ 2.30PM

ONLINE AUCTION

- > RESIDENTIAL PORTFOLIO OF 4 FLATS
- > 3 X 3 BED FLAT WITH HMO AND 1 X 2 BED FLAT
- > WALKING DISTANCE TO UNION SQUARE AND UNION STREET
- > GUIDE PRICE £260,000
- > INITIAL YIELD 9.37%

FOR SALE

14 WELLINGTON STREET, ABERDEEN, AB11 5BT

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LOCATION

The subjects are located on Wellington Street which is situated in close proximity to Aberdeen Beach which has a number of rental and leisure operators close by commercial occupiers nearby include, Cineworld, Asda, Aldi and Cadonas. There are also good public transport facilities which makes the remainder of the city easily accessible and the property is also within walking distance of Union Square.

There have been a number of recent announcements of funding being allocated to Aberdeen, which include, but not limited to:

- £150M regeneration of Aberdeen beach area
- £15M regeneration of Aberdeen City Centre
- £27M UK Funding towards the Energy Transition Zone

DESCRIPTION

The subjects comprise four flats located on the first and attic floors of an end terraced two storey and attic block containing four flats on the upper floors with the ground floor being occupied by a public house known as the Fittie Bar. The subjects were originally constructed around 1820's and formed part of a mixed locality lying adjacent to Aberdeen Harbour. The main walls are constructed of pointed stonework with a pitched roof over which has been clad with slates and incorporates a number of dormer projections to the front and rear.

Heating and hot water are provided with the flats by individual gas combination boilers which supply radiators throughout. The flats are served with main supply of electricity, water and gas and drainage is assumed to be in the main public sewer.

ACCOMMODATION

The subjects provide the following accommodation:

Flat	Floor	Beds	SQM	Rating	EPC	Rent (per month)
A	First	2	44	B	B	£400
B	First	3	59	B	B	£600
C	Attic	3	46	B	B	£490
D	Attic	3	50	B	B	£540

The abovementioned floors areas have been calculated on a gross internal area basis in accordance with the RICS Code of Measuring Practice 6th Edition.

INCOME

The flats are currently let on Private Residential Tenancy Agreements and the current yearly rental being achieved is £24,360pa.

GUIDE PRICE

£260,000. A purchase at this level would represent an initial yield of 9.37%





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MANAGEMENT

The flats are currently managed by Easthaven Property Management who would be happy to continue this arrangement with a new owner and further details can be requested by emailing info@easthavenproperty.com

VIDEO TOUR

A video tour of 14A was prepared by the Easthaven Property Management when the property was vacant. [Click here to view.](#)

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Buyers will be required to pre-register prior to approval of their bid.

RESERVE PRICE

The reserve price is the minimum price for which the property can be sold and is confidential between the auctioneer and the vendor and cannot be disclosed.

If the reserve price isn't met, the property will remain unsold. You can contact our team and at this point you'll be able to make an offer which will be referred to the sellers for their consideration

DEPOSIT

At the end of the auction, if the reserve price has been met, a 10% deposit will be payable.

GUIDE PRICE

Properties advertised with a guide price is within 10% above or below the reserve price when a single figure is stated.

If the guide price is a bracket figure, the reserve price cannot exceed the top end of the bracket price.

BUYER FEES

Details of the buyer fees associated with this property can be found on the individual property page.

LEGAL PACK

The legal packs are available to view online .

VAT

All figures quoted are exclusive of VAT.

CONTACT DETAILS**Head of Property Auctions**

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**Local Office Contact**

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For further information or viewing arrangements please contact the sole agents:

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