

PROFESSIONAL SERVICES PREMISES

- > PRICE – £110,000
- > SIZE – 102.98 SQM (1,108 SQFT)
- > 100% RATES RELIEF AVAILABLE TO QUALIFYING OCCUPIERS
- > SUITABLE FOR A RANGE OF COMMERCIAL USES



FOR SALE

29 GOLF ROAD, CRUDEN BAY, AB42 0QF

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LOCATION

The subjects are found within the village of Cruden Bay, which is located approximately 24 miles north of the city of Aberdeen. Cruden Bay itself serves as a commuter village as a service centre for the expanding local population and surrounding agricultural community. The village also serves as a tourist destination, thanks to a number of local attractions, including its golf course and the nearby Slains Castle.

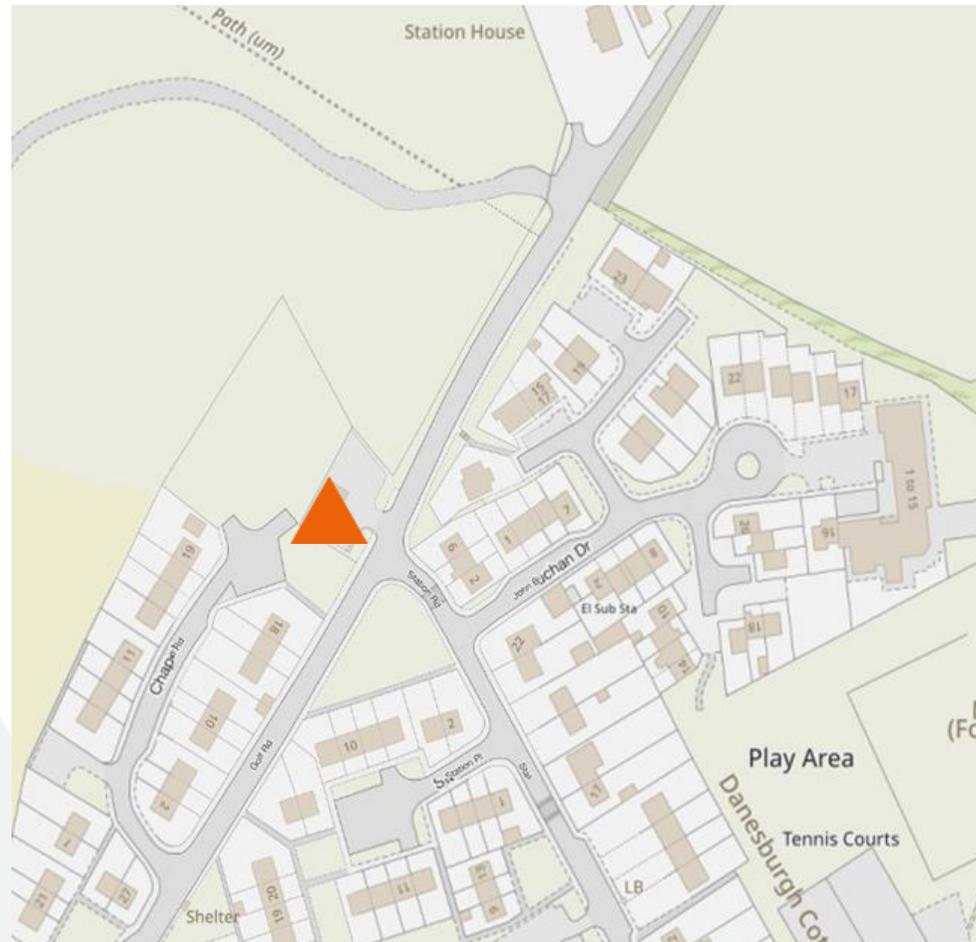
The premises are located at the northern end of the town close to where Golf Road meets Station Road with the surrounding area being predominantly residential in use.

DESCRIPTION

The subjects comprise a single storey block-built building that has been rendered externally with a pitched and tiled roof over. The windows through the premises and PVCu framed and double glazed. A ramped pedestrian door provides access.

Internally, the subjects are fitted to provide two partitioned treatment rooms, as well as an open plan studio/office space. The flooring across the premises is suspended and overlaid with a mix of carpet and laminate. The ceiling is plasterboard and painted throughout and features spotlight/panel fittings to provide artificial lighting. There are two W.C facilities available, one of which is fitted to provide shower facilities. Heating to the premises is by way of gas fired central heating system.

The site surrounding the premises provides ample parking for staff and clients.



CURRENT USE/ALTERNATIVE USES

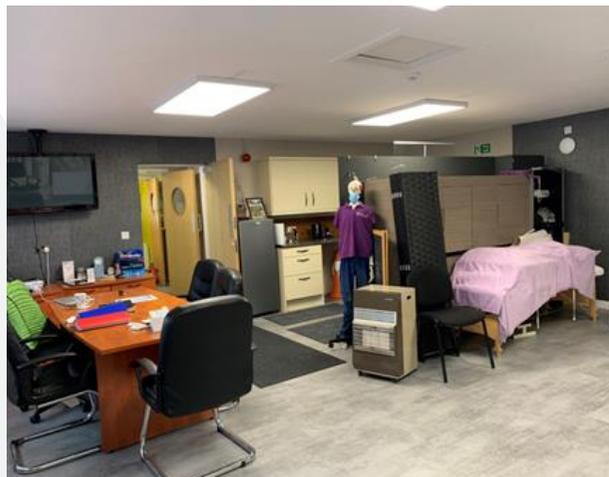
The premises are assumed to fall under Class 1A (Retail and Professional Services) consent as per The Town and Country Planning (Use Classes) (Scotland) Order 1997 (as amended).

The site may be suitable for alternative uses, including a residential conversion. Interested parties should make their own enquiries to the local planning authority.

ACCOMMODATION

ACCOMMODATION	m ²	ft ²
TOTAL	102.98	1,108

The above-mentioned floor areas are calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



PURCHASE PRICE

£110,000 is sought for our client's interest in the premises.

ENERGY PERFORMANCE CERTIFICATE

The subjects currently have an EPC rating of G.

Further information and a recommendations report are available to seriously interested parties upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs associated with the transaction with the incoming tenant being responsible for any registration dues, LBTT, etc.

RATEABLE VALUE

The Rateable value as of 1st April 2023 for the subjects is shown on the Scottish assessors' website as £6,500 per annum.

The subjects would therefore qualify for small business rates relief should a qualifying occupier be identified.

VAT

All figures quoted are exclusive of VAT at the prevailing rate.



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

Shepherd Chartered Surveyors 35 Queen's Road, Aberdeen AB15 4ZN
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