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ONLINE AUCTION

- > AUCTION DATE 18TH APRIL 2024
AT 2:30PM
- > FORMER POLICE STATION
- > GUIDE PRICE - £65,000
- > TOWN CENTRE LOCATION
- > FLOOR AREA – 1,176.8 SQM
(12,667 SQ. FT)
- > SUITABLE FOR A VARIETY OF
USES
- > PLANNING SECURED FOR CLASS
4 AND 6 USES

FOR SALE

4 MERCHANT STREET, PETERHEAD, AB42 1BU

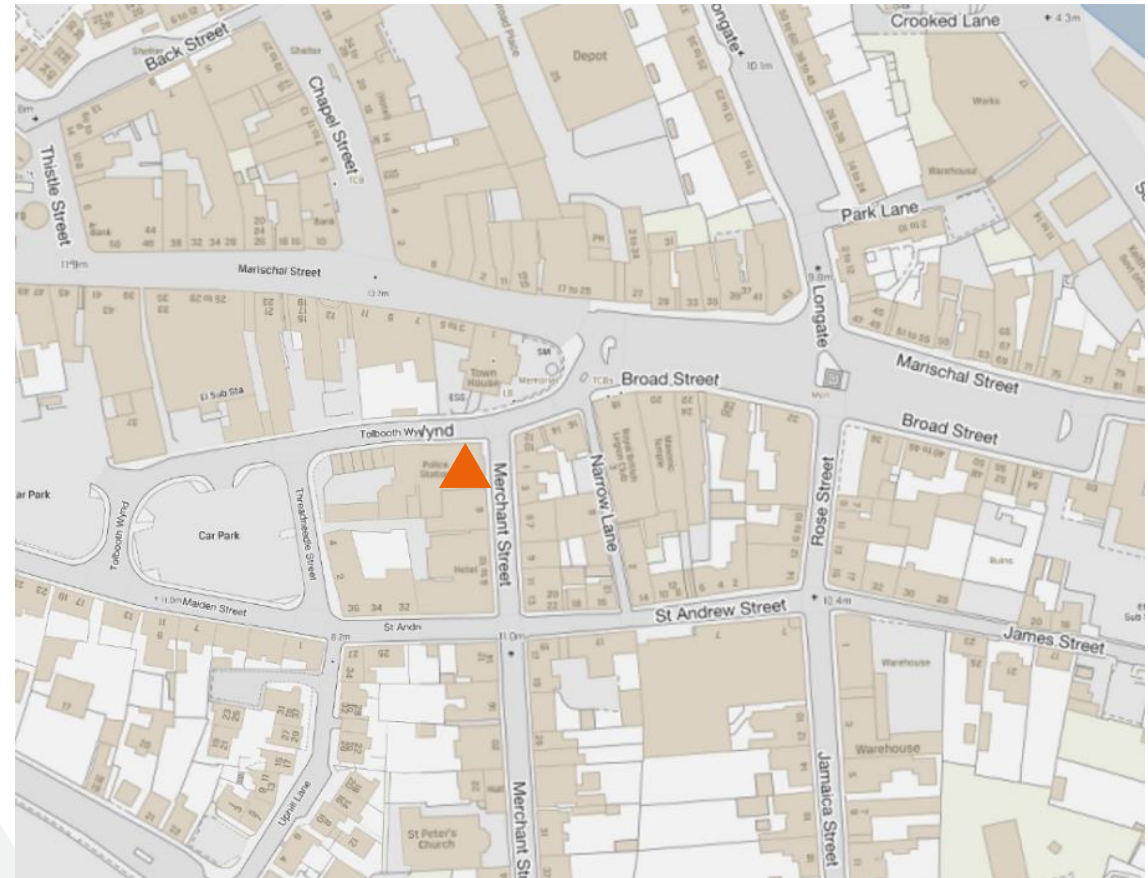
CONTACT: Mark McQueen, mark.mcqueen@shepherd.co.uk, 01224 202800, www.shepherd.co.uk | www.shepherd.co.uk/commercial-auctions

Town Centre Premises With Redevelopment Potential

LOCATION

The property can be found within the Town of Peterhead, approximately 33 miles north of Aberdeen. Major employment in the town include fishing, onshore support for the oil industry, manufacturing and food processing. The population is approximately 18,000.

The subjects themselves are located on the corner of Merchant Street and Tollbooth Wynd only a short distance from Marischal Street, the Town's main commercial thoroughfare. The rear of the subjects are also opposite two large pay and display car parks that serve the Town Centre.



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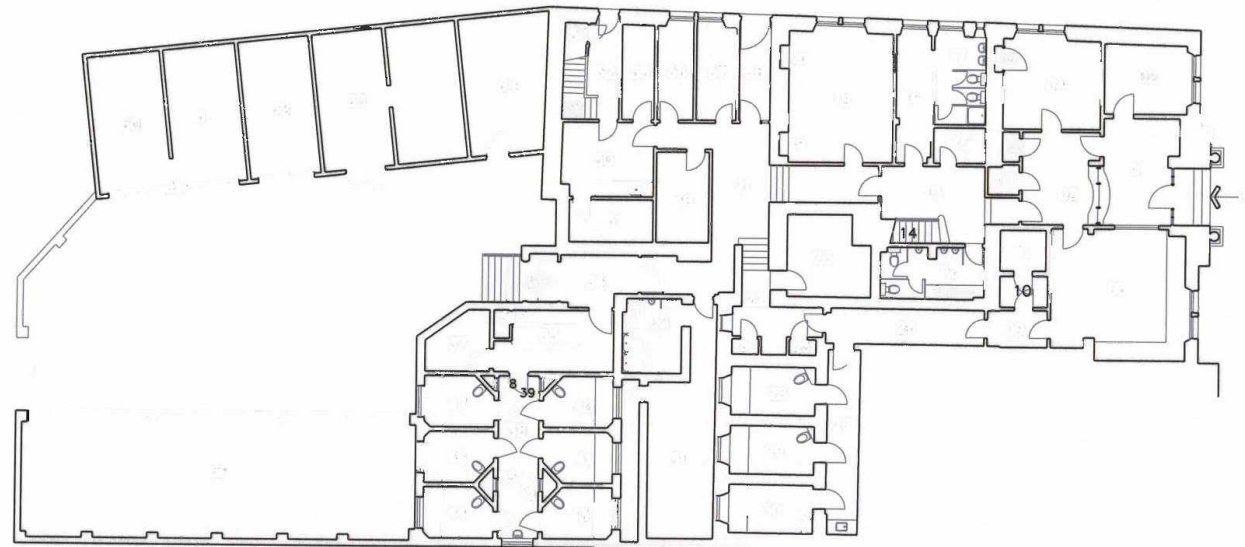
DESCRIPTION:

The premises were utilised as a Police Station and may be suitable for a variety of uses subject to planning. The property comprises of two semi-detached buildings which have been linked and arranged over ground, first and second floor along with garages and compound to the rear.

The subjects provide cellular office accommodation with associated w.c. and tea prep facilities.

| ACCOMMODATION | m ² | ft ² |
|---------------|----------------|-----------------|
| Ground Floor | 478.9 | 5,155 |
| First Floor | 262.1 | 2,821 |
| Second Floor | 244.5 | 2,632 |
| Garages | 107.3 | 1,155 |
| Outbuildings | 84.0 | 904 |
| TOTAL | 1,176.8 | 12,667 |

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



Ground Floor Layout

PLANNING

The property was utilised as a Police Station but a consent was obtained for change of Use from Police Station (Sui Generis) to mixed use of office accommodation (class 4) and storage (class 6) under planning reference APP/2022/0331.

Further information is available at

<https://upa.aberdeenshire.gov.uk/online-applications/applicationDetails.do?keyVal=R7FU7JCAHOE00&activeTab=summary>

RATEABLE VALUE:

The subjects are entered into the valuation roll at a Rateable Value of £37,250.

Rates Relief may be available and further information is available upon request.

EPC:

The subjects have a current Energy Performance Rating of 'G'.

Further information and a recommendation report is available to seriously interested parties on request.

First Floor Layout



Second Floor Layout



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

DEPOSIT

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

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.

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

The buyer's fee is 1.5% plus VAT subject to a minimum of £1,500 plus VAT.

LEGAL PACK

The legal pack is available to view online..

VAT

See legal pack.

POLICE SCOTLAND VETTING CAVEAT

Prior to entering into any legal agreement for the sale of the subjects pursuant to any offer received in response to this marketing exercise, in order to comply with Anti Money laundering Regulations and in fulfilment of the policing principles bidders will be subject to vetting. For this purpose, bidders must submit with their offer the following information to allow a vetting check to be completed:-

a) where the bidder is an individual or individuals, the full name (including middle names), address (including full postcode), and date of birth of each bidder; or

(b) where the bidder is a Partnership or Trust, the full name (including middle names), address (including full postcode), and date of birth of each Partner or Trustee and the full name (including middle names), address (including full postcode), and date of birth of each Trustor and any other persons who have power of representation, decision or control over in respect of the Partnership or Trust or otherwise connected to it; or

c) where the bidder is a company ,a copy of the Certificate of Incorporation of the Company and ,in respect of any company not listed on a regulated market, the full name (including middle names), address and date of birth of (i) each shareholder who ultimately owns or controls more than 25% of the shares or voting rights of the Company; (ii) each Director of the Company and the Company Secretary; (iii) any other persons who have power of representation, decision or control over or in respect of the Company or otherwise connected to it; and where the Company is part of a consortium each of the companies or entities within the group or consortia are required to provide the information at (i), (ii) and (ii) hereof in respect of each Company within the group or consortia.

In addition to the above information, the Declaration attached to the Sales Particulars must be completed and executed in a self-proving manner in terms of The Requirements of Writing (Scotland) Act 1995 by or, where appropriate due to the legal status of a bidder, on behalf of each bidder. The signed Declaration must accompany the offer of purchase.

CONTACT DETAILS**Local Office Contact**

Mark McQueen

35 Queens Road

Aberdeen, AB15 4ZN

Tel: 01224 202800

mark.mcqueen@shepherd.co.uk



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

Shepherd Chartered Surveyors 35 Queens Road, Aberdeen, AB15 4ZN 01224 202 800

Mark McQueen, mark.mcqueen@shepherd.co.uk, 01224 202800, www.shepherd.co.uk

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **MARCH 2024**