

AUCTION DATE
18TH APRIL 2024 @
2:30 PM

ONLINE AUCTION

- > OFFICE/COMMERCIAL PREMISES IN COASTAL TOWN
- > POTENTIAL FOR ALTERNATIVE USE SUBJECT TO PLANNING
- > SIZE – 524.81 SQM (5,649 SQFT)
- > GUIDE PRICE – £80,000

FOR SALE

BUCHAN BRAES BUSINESS CENTRE, BODDAM, PETERHEAD, AB42 3AR

CONTACT: Shona Boyd, Shona.Boyd@shepherd.co.uk, 01224 202814, www.shepherd.co.uk | www.shepherd.co.uk/commercial-auctions
Dominic Millar, Dominic.Millar@CBERE.com, 01224 21900 www.cbere.co.uk



ACCOMODATION

The below floor areas have been calculated on a Net Internal Floor Area Basis.

Accommodation	SQM	SQFT
Ground Floor	524.81	5,649

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).

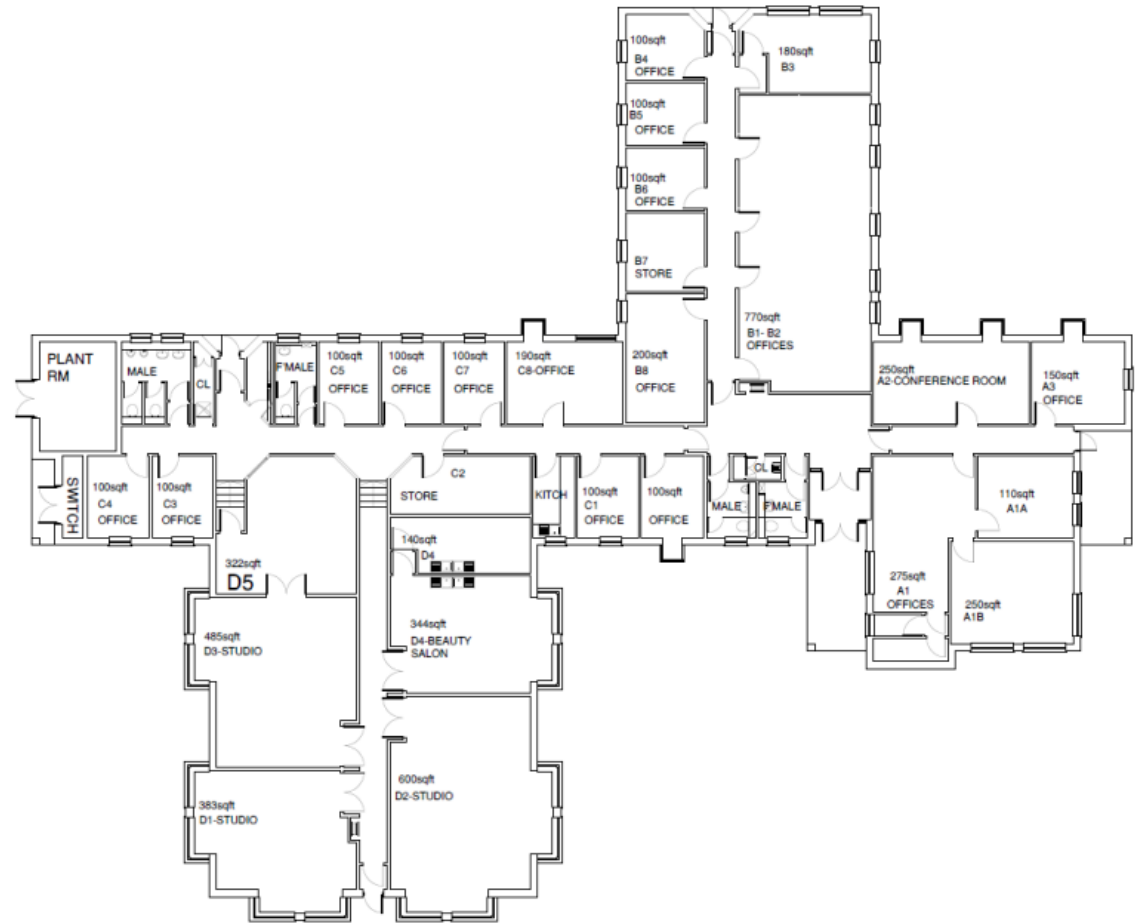
LEGAL COSTS

Each party shall be responsible for their own legal costs associated with the transaction with the ingoing occupier being responsible for any LBTT, registration dues etc.

ENERGY PERFORMANCE CERTIFICATE

The subjects currently have an EPC rating of 'E'

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





FOR SALE BY UNCONDITIONAL ONLINE AUCTION

www.shepherd.co.uk/commercial-auctions

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

All figures quoted are exclusive of VAT.

CONTACT DETAILS**Local Office Contact**

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

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

Shona Boyd, Shona.Boyd@shepherd.co.uk, 01224 20281 **Dominic Millar**, Dominic.Millar@CBRE.com, 01224 21900 www.cbre.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. **PUBLICATION MARCH 2024**

