COMMERCIAL AUCTIONS

ONLINE AUCTION

> LOCATED IN SCENIC COASTAL TOWN

> INDUSTRIAL PREMISES SUITABLE FOR REDEVELOPMENT SUBJECT TO PLANNING

> SIZE – 253.53 (2,729 SQFT)

> **NEW GUIDE PRICE - £36,500**

FOR SALE

JOHN THOMSON SEAFOODS, 32 HARBOUR HEAD, BUCKIE, AB56 1XR

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LOCATION

The subjects can be found within the small coastal village of Buckie which a population of around 8,300 people. Buckie is located on the east coast of the Moray Firth, some 61 miles north of Aberdeen,, and is located off the A98 coastal route, which serves the coastal towns of Banff, Macduff and Fraserburgh. In addition, it links directly to the A96 Aberdeen to Inverness trunk road.

More specifically the subjects are located on the south side Harbour Head and overlooks the scenery of the Moray Firth. The surrounding area is residential in nature and as such the site could be suitable for a redevelopment opportunity.

The building features smoking kilns to a section of the building which is Category B listed.

DESCRIPTION

The subjects comprise a detached building, formerly utilised as a seafood processing unit. The building is of blockwork construction which has been externally harled and painted. The roof over is pitched and covered with a mix of slate tiles and clad with metal sheeting. There are four different doors to the front elevation of the building which provide access to different sections of the premise.

Internally, the subjects provide a series of rooms offering accommodation which is a mix of former processing, and office space. The main processing area is finished throughout with a solid concrete floor and plastic panelled walls and ceilings. The office space is finished with painted plasterboard walls and ceilings, with a carpet tile overlay. W.C facilities are present within the building. Heating is provided by way of wall mounted electric panels.

Free parking is available on street within the vicinity of the building.

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ACCOMODATION

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

Accommodation	SQM	SQFT
Total	253.53	2,729

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).
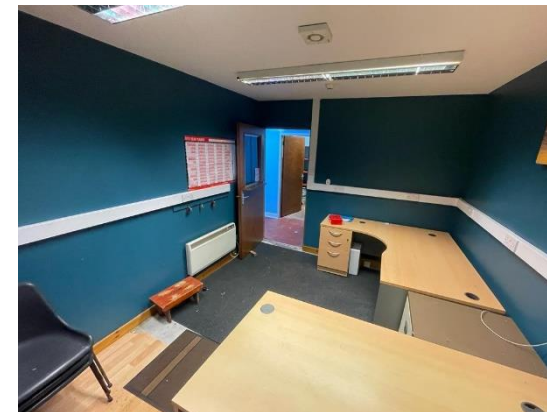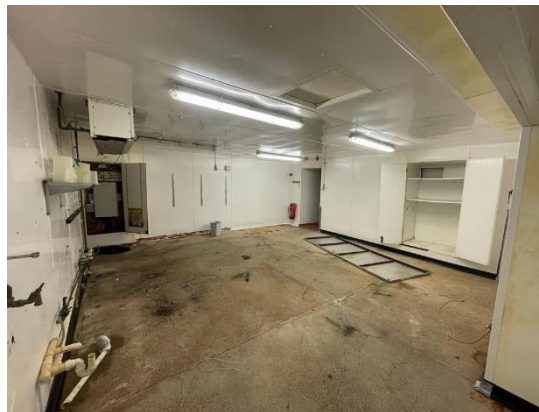
GUIDE PRICE

£40,000

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

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

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FOR SALE BY UNCONDITIONAL ONLINE AUCTION

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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 2% plus VAT subject to a minimum of £2,000 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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