

ONLINE AUCTION

- > HARBOUR / CITY CENTRE LOCATION
- > CLOSE PROXIMITY TO LOCAL AND NATIONAL ROAD NETWORKS
- > COMMERCIAL PREMISES SUITABLE FOR REDEVELOPMENT, SUBJECT TO PLANNING
- > SIZE – 143.39 SQM (1,543 SQFT)
- > GUIDE PRICE - £20,000



FOR SALE

EAGLE HOUSE, 51 SHORE LANE, ABERDEEN, AB11 5BF

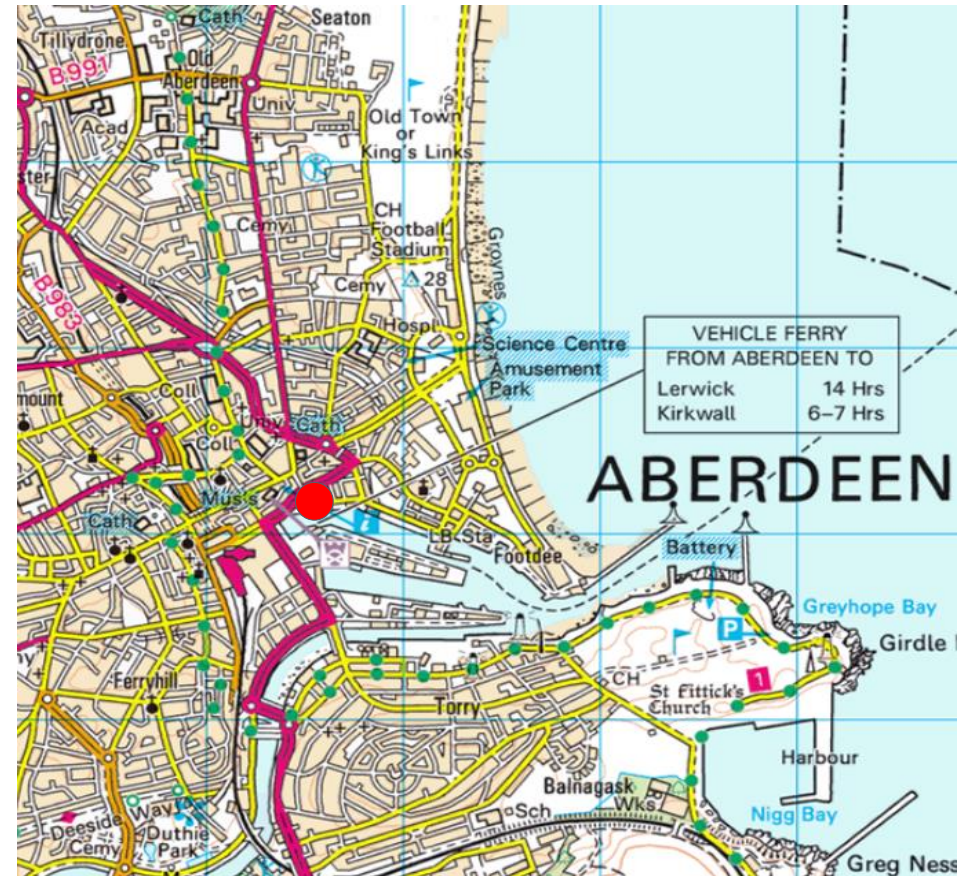
CONTACT: Shona Boyd, Shona.Boyd@shepherd.co.uk, 01224 202814, www.shepherd.co.uk | www.shepherd.co.uk/commercial-auctions

LOCATION

The subjects are located on Shore Lane, which is situated between Virginia Street and Regent Quay. The subjects are in the heart of the Harbour area of the city with a number of light industrial, trade counter and office occupiers in close proximity. The premises benefits from ease of access to the city centre, with Aberdeen's train station and Union Square Shopping Centre within short waking distance. Other commercial occupiers include Tredwise Tyres, Eagle Apartments and Riverside Construction.

DESCRIPTION

The subjects comprise a first-floor office suite contained with a terraced building of stone construction. Internally the premises provides accommodation historically used as office / studio space. The space could be utilised for similar uses but would also be suitable for redevelopment, subject to planning. The walls and ceilings across the premises are of painted plaster design, and artificial lighting is provided via fluorescent strip fitments. W.C facilities are available within the property.



ACCOMODATION

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

Accommodation	SQM	SQFT
Total	155.58	1,675

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

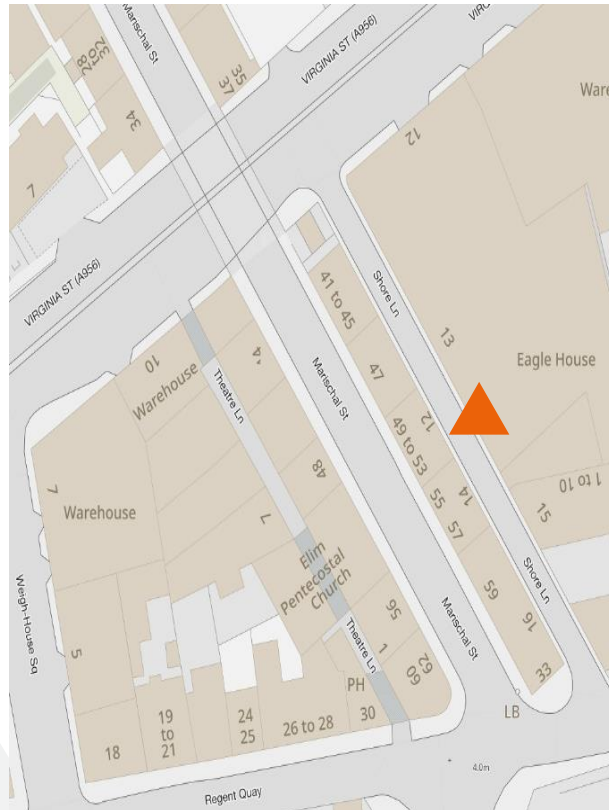
£20,000.

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



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 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**

Shona Boyd

35 Queens Road

Aberdeen, AB15 4ZN

Tel: 01224 202814

Shona.Boyd@shepherd.co.uk

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

Shepherd Chartered Surveyors 35 Queens Road, Aberdeen, AB15 4ZN 01224 202 814

Shona Boyd, Shona.Boyd@shepherd.co.uk, 01224 202814, www.shepherd.co.uk | www.shepherd.co.uk/commercial-auctions

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