

FOR SALE

Commercial Premises

Size – 58.33 SQM (628 SQFT)

Suitable for a variety of
commercial uses

100% rates relief available to
qualifying clients

Price - £37,500



WHAT 3 WORDS

UNIT 1 BRIDGE ROAD, KINTORE, AB51 0UL

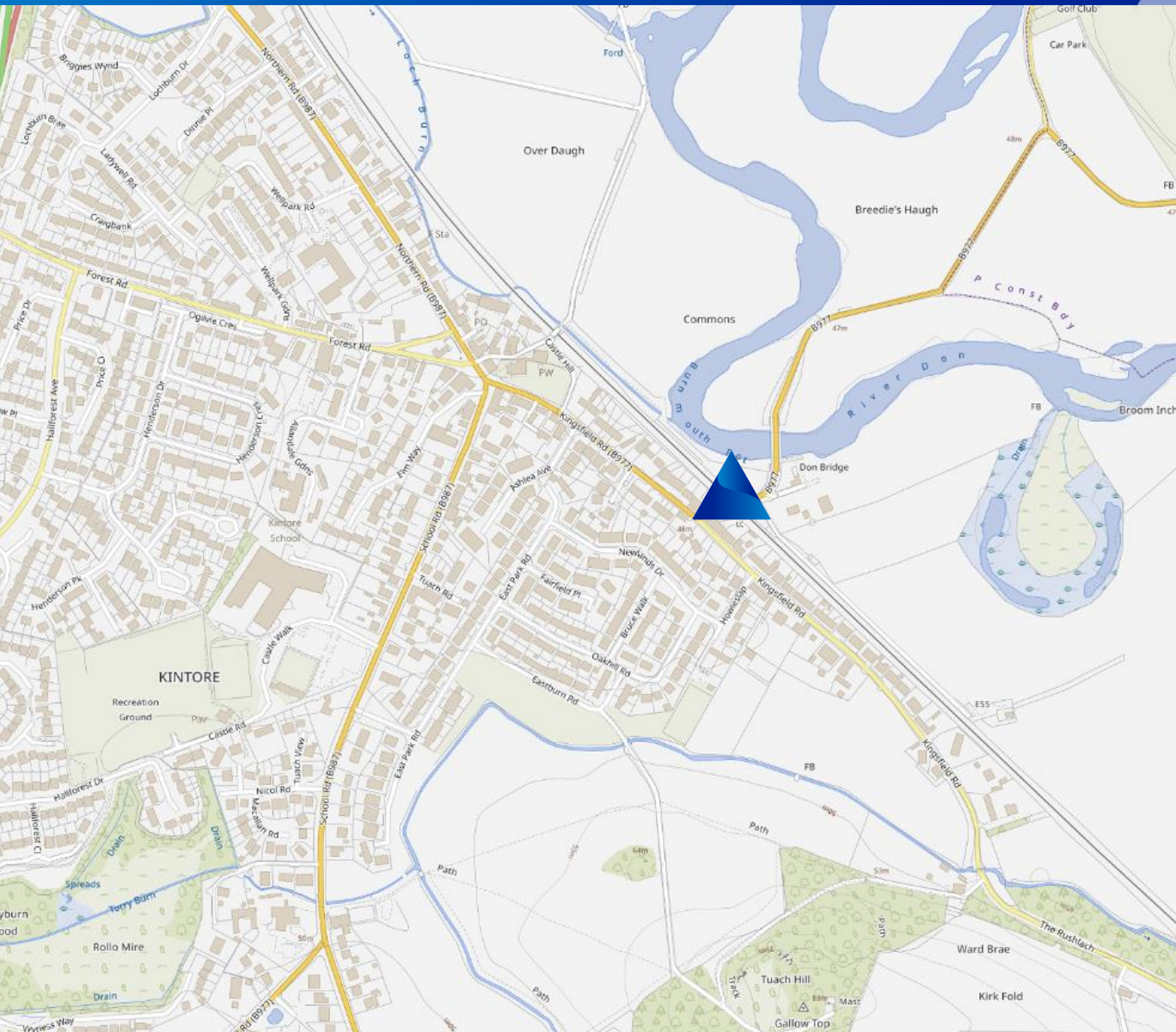
CONTACT: Melanie Grant | melanie.grant@shepherd.co.uk | 01224 202825 | shepherd.co.uk





Location

UNIT 1 BRIDGE ROAD, KINTORE, AB51 0UL



The subjects are located within the settlement of Kintore, which is located approximately 12 miles north west of Aberdeen city. The town comprises as a local service centre in a well-established commuter location.

The subjects themselves can be found on the north side of Bridge Road. Bridge Road is located towards the east of the town and forms part of the B977. The surrounding area is predominantly residential in nature however the town centre is just a short distance away.

Commercial Premises



FIND ON GOOGLE MAPS



Description

UNIT 1 BRIDGE ROAD, KINTORE, AB51 0UL



The subjects comprise of a detached single storey property of stone construction. The property is split to provide a main reception / office area, and a workshop area. The main section has a flat roof over and benefits from multiple pvc framed double glazed windows. The workshop area is of traditional stone construction which has been partly harled to the front elevation and has a pitched roof over clad in asbestos sheeting.

Internally, the subjects provide a front reception/retailing area which is separated from workshop accommodation and a private office/meeting room. In the retailing and office areas the walls are painted plasterboard and is overlaid in carpet. In the workshop, flooring is solid concrete. Lighting is by way of LED strip lights and heating is by way of electric panel heaters. The subjects also provide W.C and tea prep facilities.

Accommodation

	m ²	ft ²
Total	58.33	628

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



Price

£37,500 is sought for our clients interest in the property.

Rateable Value

The subjects are currently entered in the Valuation Roll at a Rateable Value of £3,600.

The premises would therefore qualify for 100% rates relief.

Energy Performance Certificate

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

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

VAT

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

Legal Costs

Each party will be responsible for their own legal costs incurred with the ingoing occupier being responsible for any Registration Due, LBTT and the cost of obtaining landlord's consent.

Get in Touch

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



Melanie Grant

Melanie.grant@shepherd.co.uk

Shepherd Chartered Surveyors

35 Queens Road, Aberdeen, AB15 4ZN

t: 01224 202800



ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

shepherd.co.uk