

**FOR SALE**

**WORKSHOP  
PREMISES**

Prominent Corner Location

Suitable for alternative uses  
subject to planning

Size – 648.99 SQM (6,986 SQFT)

Offers over - £250,000



WHAT 3 WORDS

**WORKSHOP, CROWN STREET, TURRIFF, AB53 4DN**

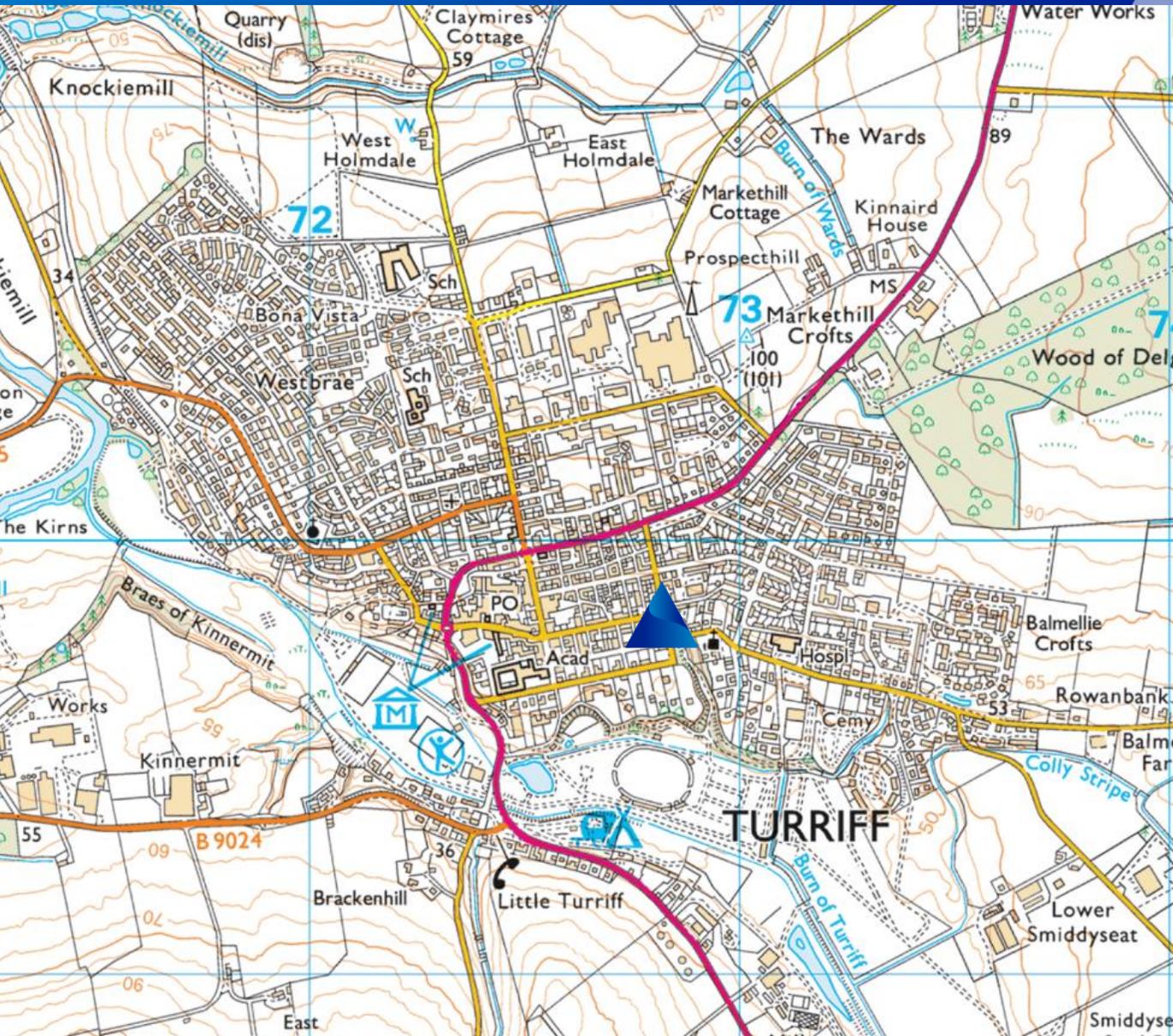
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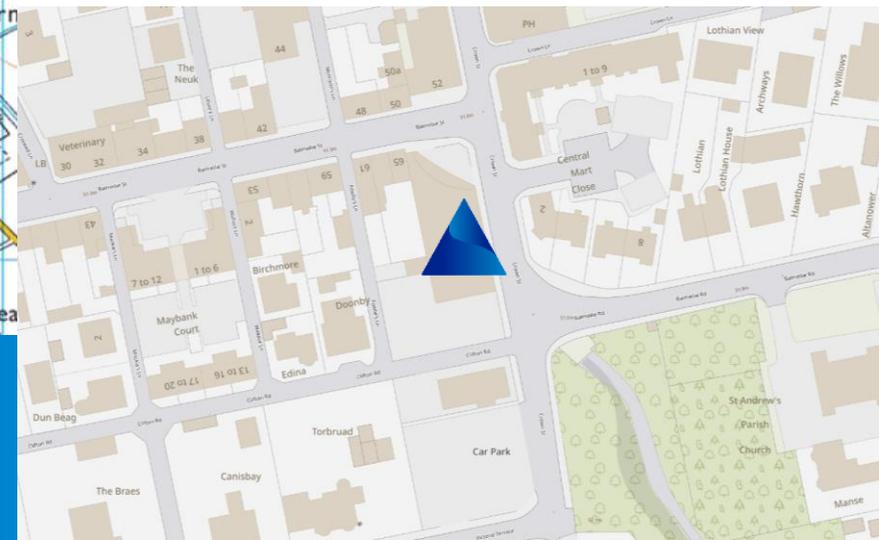
# Location

WORKSHOP, CROWN STREET, TURRIFF, AB53 4DN



The subjects are situated within the town of Turriff, which is located approximately 35 miles north west of Aberdeen on the A947 route which runs between Aberdeen and the towns of Banff and Macduff. The town is well placed for commuting and is one of the area's principal service centres.

The subjects themselves are located on the west side of Crown Street, at its junction with Balmellie Street, a short distance to the east of Turriff town centre. Surrounding occupiers are in a mix of commercial and residential, with commercial occupiers in the vicinity including The Crown Inn and The Lighthouse.



Workshop Premises with showroom suitable for alternative uses subject to planning



FIND ON GOOGLE MAPS



# Description

WORKSHOP, CROWN STREET, TURRIFF, AB53 4DN



**The subjects comprise a workshop unit with ancillary staff and showroom accommodation.**

The workshop is of steel frame construction, with walls in-filled in blockwork, externally harled, with a pitched insulated metal sheet roof over, incorporating translucent panels. Three metal sliding doors provide access into the workshop. To the front is a single-storey extension, of blockwork construction, supported by steel beams, with a flat roof over. The front extension has a large display frontage with single-glazed, timber framed windows and a pedestrian entrance doorway of same design.

Internally, the subjects are split to provide a former showroom and staff accommodation to the front, with an open plan workshop to the rear. The former showroom has a painted solid concrete floor, painted plasterboard lined walls and ceilings, with part of the ceiling open to steel beams. The subjects have a reception and private office which are finished in line with the above. A store provides access between the two parts, as well as access to the mezzanine level. The store has a solid floor, overlaid in lino, with walls and ceiling being open to timber panelling. A fixed timber staircase provides access to the mezzanine level, which is finished to a basic standard, with unlined timber flooring, with walls and ceilings open to a mix of the inside of asbestos cement sheeting and the inside of insulated metal sheeting.

The main workshop has a painted solid concrete floor, walls open to the inside of painted blockwork, with the ceiling open to the underside of the metal sheeting. Artificial lighting is provided to the subjects via basic strip fittings. Two WCs complete the subjects.



## Accommodation

	m <sup>2</sup>	ft <sup>2</sup>
Workshop	413.70	4,453
Store/Staff	176.70	1,902
Mezzanine	58.59	631
<b>TOTAL</b>	<b>648.99</b>	<b>6,986</b>

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).

## Rateable Value

The property is currently entered into the valuation roll at a rateable value of £15,500

An incoming purchase would have the opportunity to appeal the Rateable Value

## Price

Offers over £250,000 exclusive of VAT is sought for our client's interest in the premises.

## Energy Performance Certificate

The subjects currently have an EPC rating of 'B'.

Further information and a recommendations report are available to seriously interested parties upon 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 in the transaction. The ingoing purchaser/tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

## Get in Touch

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



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## 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.

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