

FOR SALE

**FORMER COMMUNITY
CENTRE WITH POTENTIAL
ALTERNATIVE USES**



BUILDING 7, BUCHAN BRAES, BODDAM, PETERHEAD, AB42 3AR



- **SUITABLE FOR A VARIETY OF USES SUBJECT TO THE CORRECT PLANNING CONSENTS**
- **FORMER USE - CLASS 11**
- **OFFERS INVITED**
- **100% RATES RELIEF AVAILABLE TO QUALIFYING TENANTS**

VIEWING & FURTHER INFORMATION:

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LOCATION:

The property is situated within the village of Boddam, which lies approximately three miles to the south of Peterhead. The subjects themselves are situated within the former RAF Buchan Base, which since its closure around 2004, has been converted for a variety of commercial and residential uses. The subjects benefit from strong transport links lying a short distance away from the A90 trunk road which gives access to the north and south.

Surrounding properties are used for a mixture of purposes such as a Business Centre, children's nursery, hotel and general industrial units.

DESCRIPTION:

The subjects comprise of a purpose build detached single storey former leisure facility with an ancillary residential use. The property is constructed of concrete block construction rendered externally with a pitched and slated roof over. Internally, the property has previously been used as a leisure facility operating most recently as a boxing gym.

The space has been split to provide a large open recreational area, cellular office space, staff facilities, W.C. facilities and a sizeable kitchen area. Floors throughout the property are of concrete design covered in a mixture of carpet and linoleum with walls being plastered and painted. Ceilings are of a similar design and further incorporate fluorescent strip light fittings. Natural daylight is provided by a number of double glazed windows throughout the property.

The property further benefits from caretakers accommodation located within the property. This area consists of a two bed flatted accommodation.

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ACCOMMODATION:

The subjects provide the following accommodation:-

ACCOMMODATION	M ²	FT ²
Ground Floor	407	4,380

The foregoing areas have been calculated on a gross internal area basis in accordance with the Code of Measuring Practice (Sixth Edition) as prepared by the RICS.

PRICE:

Offers are invited for our clients heritable interest in the subjects.

CHANGE OF USE:

The subjects may lend themselves to an alternative use such as office or residential conversion. Interested parties should make their own enquires with the local planning authority to ascertain the viability of this. Detailed plans for residential can be made available to seriously interested parties.

ADDITIONAL SITE:

The subjects are located in close proximity to an additional area of land which has the benefit of planning consent for the construction of 3 dwelling. This area can be made available to prospective purchasers. Planning application number - APP/2015/0081

RATEABLE VALUE:

The subjects are currently entered into the Valuation Roll at a Rateable Value of £9,300. We would point out that an incoming occupier would have the opportunity to appeal this Rateable Value and that 100% Rates Relief may be available to qualifying Tenants.

ENERGY PERFORMANCE CERTIFICATE:

The subjects have a current Energy Performance Rating of D.

Further information and a recommendation report is 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 with the ingoing occupier being responsible for any registration dues and LBTT where applicable.

VIEWING:

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

Shepherd Chartered Surveyors
35 Queens Road, Aberdeen, AB15 4ZN

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