

# For sale

Burnside Road, Dyce, Aberdeen. AB21 0HZ

For further information  
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## Location

The subjects are located in Dyce, Aberdeen, which lies 6 miles north-west of Aberdeen city centre and less than a mile away from Aberdeen Airport. The surrounding area is dominated by Aberdeen International Airport and large industrial estates and offices. The property is accessible via the A947. Dyce has a resident population of circa 6,000 and Aberdeen Airport sees approximately 3 million passengers a year.

Dyce has its own rail station that serves the town and the airport and sits on the Aberdeen to Inverness line and is also served by some through trains from Glasgow and Edinburgh.

The subject is situated on a prominent

position, located between a BP service station and serviced apartments and flats.

## Description

The subject is a single storey, detached building of traditional brick and blockwork construction with flat felt covered roof. The property provides a banking hall, an open plan office, strong room, male and female toilets and two meeting rooms. The property's specification includes suspended ceilings incorporating recessed fluorescent strip lights, painted and plastered walls and a solid concrete floor with carpet covering and a number of floor boxes. Power is also provided by a number of recessed sockets. The building is air

conditioned throughout and this is supplemented by wall mounted electric storage heaters.

The subjects benefit from dedicated car spaces to the front and rear of the building.

## Accommodation

The Net Internal Area of the unit has been measured in accordance with the RICS Code of Measuring Practice (6th Edition), as follows:

	SQ M	SQ FT
Ground Floor	245.01	2,637
<b>Total</b>	<b>245.01</b>	<b>2,637</b>

## Guide Price & Tenure

Offers over £225,000 are sought for our client's heritable interest in the site.

## Planning

The property has been operating as a bank, therefore we understand has Class 2 Planning Use, providing permitted change to Class 1 (Shops). Interested parties should make their own enquiries to the relevant planning authority,

## Rates

We understand that the property is assessed as follows:

**Rateable Value:** £42,750

**UBR (2018/2019):** 48p

**Rates Payable:** £20,520 per annum

## Legal Costs

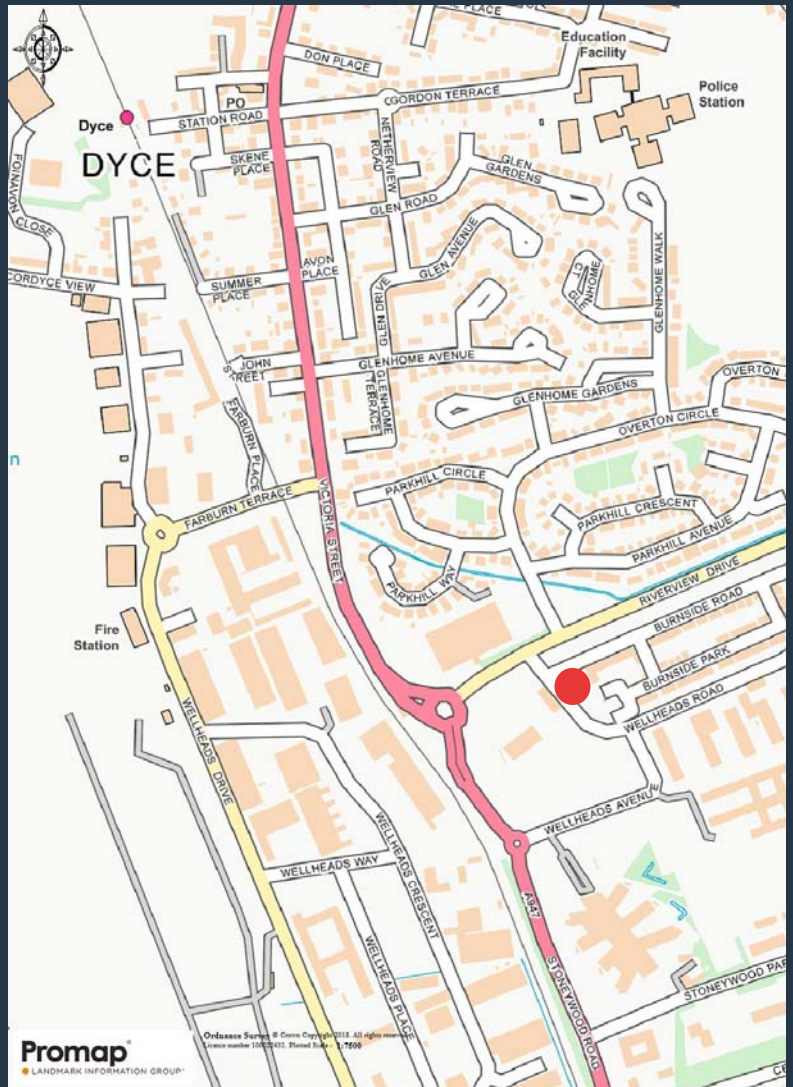
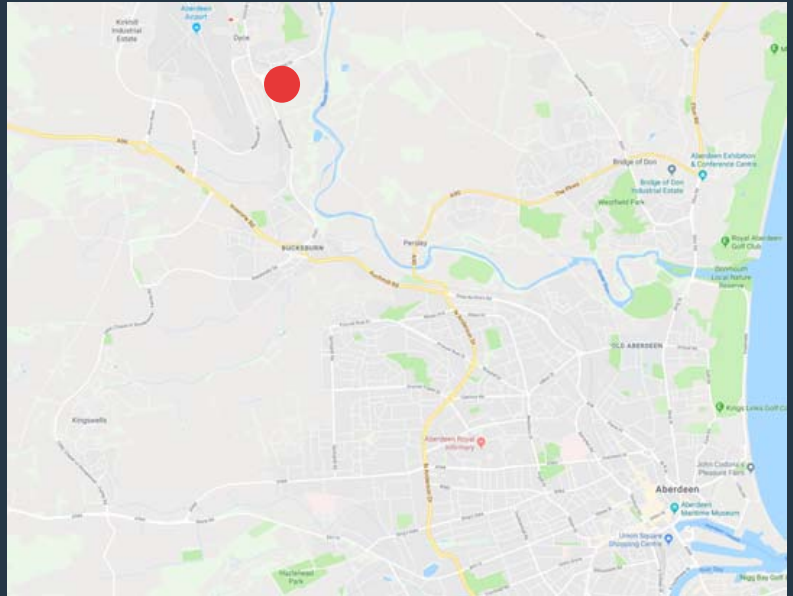
Each party will bear their own legal costs involved in this transaction.

## EPC

The subjects have a rating of "E".

## VAT

We understand the property is not elected for VAT therefore no VAT will be applicable on the purchase price.



GVA

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