



384- 386 Great Northern Road, ABERDEEN, AB24 2AX

- Ground floor retail unit with two bedroom flat above
- Prominent roadside location
- Immediate entry
- Good customer parking
- Price — offers over £145,000. No VAT.



LOCATION

The subjects are located on the East side of Great Northern Road, approximately three miles North East of Aberdeen City Centre. Great Northern Road is part of Aberdeen's inner ring road system and therefore the subjects occupy a highly prominent position. The subjects are located on several bus routes, approximately 2.5 miles from the train station and 4.5 miles from Aberdeen International Airport, respectively.

Occupiers nearby include Tesco Express, Poundstretcher and Coral Bookmakers.

An exact location of the property is highlighted in the above plan.

DESCRIPTION

The subjects comprise a two storey, terraced building of traditional granite block construction under a pitched and slated roof fronting Great Northern Road. The ground floor comprises a retail unit with storage facilities to the rear, whilst the first floor comprises a two-bedroom flat.

The retail unit benefits from a glazed entrance door and full width display window with signage above. There are several storage rooms to the rear of the unit including a kitchenette and WC. Internal finishes include new chipboard flooring and plastered and painted walls. Artificial lighting is provided by recessed spotlights and heating is provided by way of electric panel heating.

The first floor flat provides a living room, kitchen, two bedrooms and toilet/shower room.

The accommodation would benefit from a degree of refurbishment and modernisation.

Shared car parking facilities are available to the front of the unit.

FLOOR AREAS

We calculate the following approximate Net Internal floor area (NIA) for the retail unit, in accordance with the RICS Code of Measuring Practice (6th Edition) as follows:

	Sq. m.	Sq. ft.
Ground Floor	30.82	332
Storage	19.52	210
Total	50.34	542

We calculate the following approximate Gross Internal floor area (GIA) for the two bedroom flat, in accordance with the RICS Code of Measuring Practice (6th Edition) as follows:

	sq.m	sq.ft
Two bedroom flat	54.32	585

RATING

The retail unit is currently entered in the Valuation Roll with a Rateable Value of £6,000 effective from 1 April 2017. The rate's poundage for 2017/18 is £0.48. The subjects may qualify for the Small Business Bonus Scheme at this level.

PRICE

Offers over £145,000 are invited for the freehold interest.

Note VAT is not applicable.

EPC

The subjects have the following EPC ratings:

Unit	EPC
Retail Unit	G
Two bedroom Flat	G

ENTRY

Immediate, upon completion of legal formalities.

LEGAL COSTS

Each party will bear their own legal costs incurred in the transaction. The incoming purchaser will be responsible for any Land and Buildings Transaction Tax and registration dues, as appropriate.

VIEWINGS & OFFERS

By prior arrangement with the sole selling agents, to whom all formal offers should be submitted in Scottish legal form.

VIEWING & FURTHER INFORMATION

Strictly by appointment through Messrs Graham + Sibbald

To arrange a viewing contact:



Derek Young
Consultant
Derek.young@g-s.co.uk
01224 625024



Emma Gilbert
Surveyor
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