

FOR SALE

**FORMER OFFICE SUITABLE
FOR A VARIETY OF USES**



THE SHED STUDIOS, SCHOOL ROAD, KINTORE, AB51 0UX



- **PRICE: OFFERS INVITED**
- **SUITABLE FOR A VARIETY OF USES SUBJECT TO THE CORRECT PLANNING CONSENTS**
- **100% RATES RELIEF MAY BE AVAILABLE TO QUALIFYING TENANTS.**

VIEWING & FURTHER INFORMATION:

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LOCATION:

The subjects are located to the south side of the settlement of Kintore which is located approximately twelve miles north west of Aberdeen and three miles south of Inverurie. The town serves as a local service centre as well as an established commuter town which has expanded rapidly in recent years. The towns main services and facilities include primary school, an expanding business park and a variety of other community facilities and services. All other facilities and services can be found within Inverurie which is relatively close by or indeed Aberdeen City.

The subjects themselves are located on the east side of School Road close to the junction with Gauchhill Road both of which form part of the B977 roadway giving access from the A96 into Kintore town centre. As such the subjects benefit from reasonably high levels of passing vehicular and pedestrian traffic.

DESCRIPTION:

The subjects comprise of a detached single storey attic and basement solid stone former residential dwelling with a pitched and slated roof over which further incorporate dormer projections of a similar construction. To the rear of the subjects a substantial single storey extension has been added.

Access to the property is via a timber pedestrian door directly from street level to the front projection. Internally, the subjects have been split to provide a number of cellular office spaces along with studio, kitchen, W.C. and associated storage. Floors throughout the property are a mixture of concrete and suspended timber overlaid in a mixture of floor coverings whilst walls throughout the property are plastered and painted. Ceilings are of a mixture of suspended tile design and plastered and painted which further incorporate fluorescent light fittings. Natural daylight is provided via a number of double glazed UPVC windows located throughout the property.

The subjects further benefit from a car park located towards the side elevation which provides approximately 5 car parking spaces.

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ACCOMMODATION:

The subjects provide the following accommodation:-

ACCOMMODATION	M ²	FT ²
Ground Floor Main Building	49.18	529
Ground Floor Rear Extension	58.72	632
Basement	10.82	116
First Floor	36.32	391
Total	155.04	1,668

The foregoing areas have been calculated on a net 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 property.

ALTERNATIVE USES:

The subjects may lend themselves well to alternative uses such as conversion to residential. All interests should make their own investigations via the local planning authority.

RATEABLE VALUE:

The subjects are currently entered into the Valuation Roll at a Rateable Value of £11,500. 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 E.

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.

ENTRY DATE:

Upon conclusion of Legal Missives.



LEGAL COSTS:

In the event of a letting, the ingoing occupier will be responsible for all legal costs associated with the transaction to include LBTT and Registration dues.

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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