

## FORMER POLICE STATION

- > RESIDENTIAL LOCATION
- > SUITABLE FOR ALTERNATIVE USES TO INCLUDE OFFICE AND RETAIL USE SUBJECT TO PLANNING
- > 156.84 SQM (1,688 SQFT)

FOR SALE

**FAIRVIEW STREET, DANESTONE, ABERDEEN, AB22 8ZP**

**CONTACT:** Mark McQueen, [mark.mcqueen@shepherd.co.uk](mailto:mark.mcqueen@shepherd.co.uk), 01224 202800 [www.shepherd.co.uk](http://www.shepherd.co.uk)





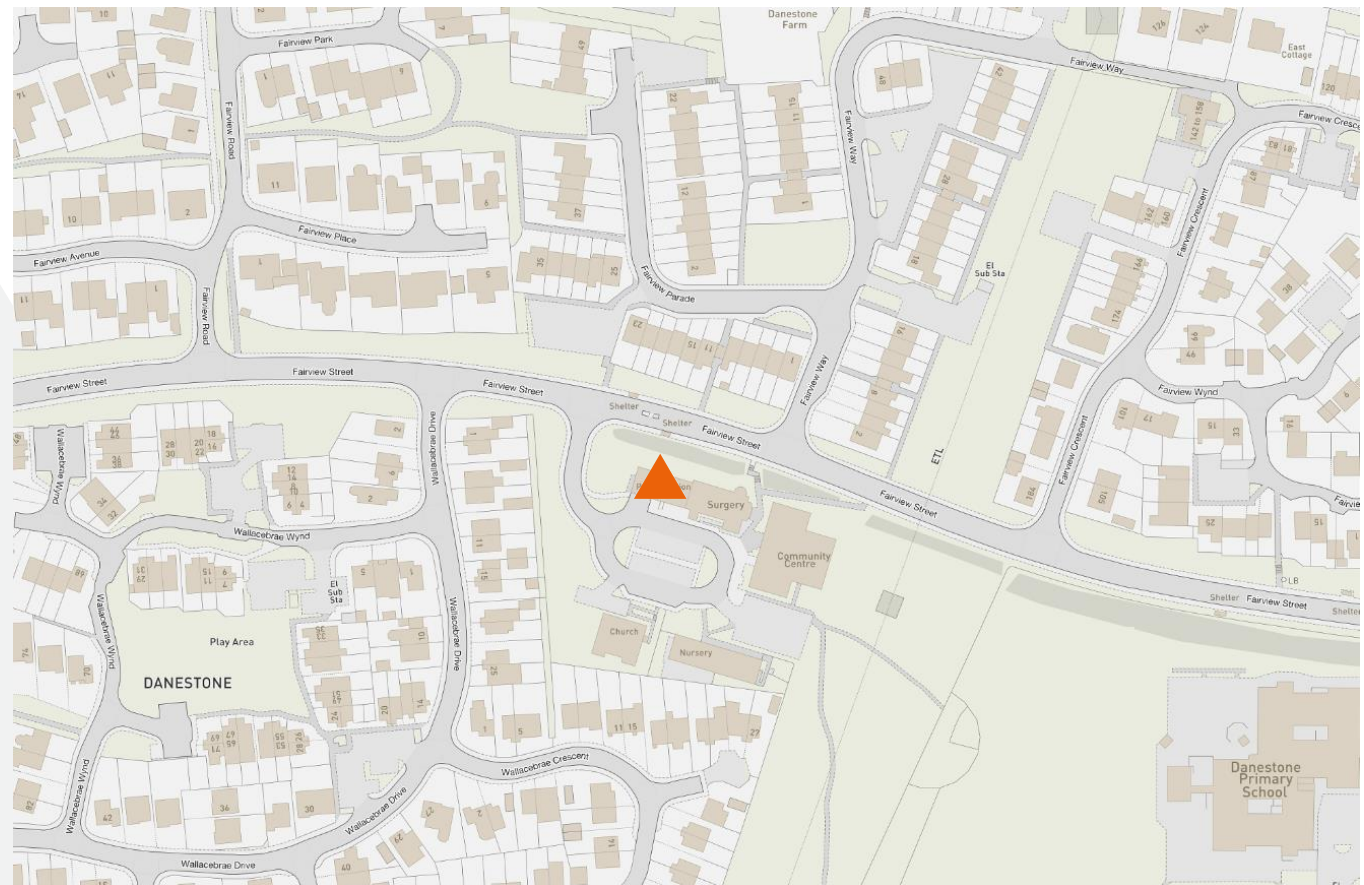
## Commercial Premises located in Community Hub for Large Residential Area

### LOCATION

The subjects are located within the popular suburb of Danestone, which is predominantly residential in nature, and is situated approximately 3 miles north of Aberdeen City Centre. The subjects have good access to the local and national road network, and also quick access into Aberdeen City Centre. The surrounding area is a high density, residential development.

The subjects themselves form part of a small neighbourhood centre providing facilities for the local community.

The subjects form a Police Station, however immediately adjacent is a Medical Centre, Community Centre and children's day nursery.



## DESCRIPTION

The subjects comprise a single storey semi-detached Police Station. The main walls are of block and externally harled construction, with the roof over being multi-pitched and laid in interlocking concrete tile. Double Glazed windows have been installed. Access into the premises is via a pedestrian door to from the common parking area. The premises have a double garage area of similar design to the building which has been converted to provide further accommodation.

Internally, the premises provide office accommodation with associated staff facilities. The office has a concrete floor with has been overlaid with carpet tiles, plaster and painted walls and ceilings with lighting provided by fluorescent fitments. Heating in this area is provided by a gas fired radiator system.

A large kitchen area is located of the entrance area as is a disabled w.c. facility. Additional male and female w.c. and changing facilities have been created in part of the former garage accommodation along with a cleaners cupboard with the remainder of the garage space being used as storage. The fit out is similar to the office areas with the exception of the floors being vinyl covered and heating provided by storage heaters.

There is an attic area above the accommodation which is accessed via a hatch at the entrance area within the property. The space provides typical unlined attic storage and also houses a water tank.



**ACCOMMODATION:**

ACCOMMODATION	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	102.29	1,101
Former Garage Accommodation	54.55	587
<b>TOTAL</b>	156.84	1,688

The above floor areas have been calculated on a Gross Internal Floor Area Basis in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition)

**SITE AREA:**

The site extends to approximately

**SALE PRICE:**

Offers are invited for our client's interest in the premises.

The preference is for unconditional offers but conditional offers may be considered.

**RATEABLE VALUE:**

The subjects are currently entered into the Valuation Roll at a Rateable Value of £20,750.

An incoming occupier will have the option to appeal this figure.

**EPC:**

The subjects have a current Energy Performance Rating of 'E'.

Further information and a recommendation report is available to seriously interested parties on request.

**VAT:**

VAT will not be applicable to any transaction.

**VIDEO TOUR:**

Click [here](#) for a video tour of the property.

**COSTS:**

Each party will bear their own legal costs. The purchaser will be liable for any LBTT, Registration Dues and VAT thereon.

**VETTING CAVEAT**

*Prior to entering into any legal agreement for the sale of the subjects pursuant to any offer received in response to this marketing exercise, in order to comply with Anti Money laundering Regulations and in fulfilment of the policing principles bidders will be subject to vetting. For this purpose bidders must submit with their offer the following information to allow a vetting check to be completed:-*

*(a) where the bidder is an individual or individuals, the full name (including middle names), address (including full postcode), and date of birth of each bidder; or*

*(b) where the bidder is a Partnership or Trust, the full name (including middle names), address (including full postcode), and date of birth of each Partner or Trustee and the full name (including middle names), address (including full postcode), and date of birth of each Trustor and any other persons who have power of representation, decision or control over in respect of the Partnership or Trust or otherwise connected to it; or*

*(c) where the bidder is a company, a copy of the Certificate of Incorporation of the Company and, in respect of any company not listed on a regulated market, the full name (including middle names), address and date of birth of (i) each shareholder who ultimately owns or controls more than 25% of the shares or voting rights of the Company; (ii) each Director of the Company and the Company Secretary; (iii) any other persons who have power of representation, decision or control over or in respect of the Company or otherwise connected to it; and where the Company is part of a consortium each of the companies or entities within the group or consortia are required to provide the information at (i), (ii) and (iii) hereof in respect of each Company within the group or consortia.*

*In addition to the above information, the Declaration attached to the Sales Particulars must be completed and executed in a self-proving manner in terms of The Requirements of Writing (Scotland) Act 1995 by or, where appropriate due to the legal status of a bidder, on behalf of each bidder. The signed Declaration must accompany the offer of purchase.*

*Failure to provide the information required and the signed Declaration may result in an offer not being considered.*

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

**Shepherd Chartered Surveyors** 35 Queens Road, Aberdeen, AB15 4ZN 01224 202800  
Mark McQueen mark.mcqueen@shepherd.co.uk

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **PUBLICATION: MAY 2021**

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