

# FOR SALE – DUE TO RETIREMENT

## DAY NURSERY

**THE KINDERGARTEN, 196 WESTBURN ROAD,  
ABERDEEN AB25 2LT**



### LOCATION:

The subjects can be found on the north side of Westburn Road between its junction with Westburn Drive/ Argyll Crescent and Mileend Avenue. Westburn Road forms part of the A944, which comprises a commuter route from the west into the city centre. As such, the subjects benefit from good visibility and passing traffic and have quick access to the local and national road networks.

Surrounding the property is predominantly residential in nature to the south, west and east, whilst to the immediate north of the subjects the Foresterhill Hospital Campus starts with a mixture of commercial buildings including the hospital laundry located immediately to the north.

The Ordnance Survey extract is for identification purposes only.

### DESCRIPTION:

The main building is of granite construction externally pointed with the roof over pitched and laid in slate with dormer projections of similar construction to the rear elevation. There are also a number of velux style roof lights within the attic accommodation. To the rear is a substantial, one and a half storey extension of block construction and externally harled with a monopitched and slated roof over incorporating a number of velux style roof lights. Access into the premises is via a timber pedestrian door to the front elevation with alternative pedestrian accesses to the rear.

At ground floor level, the space is split to provide two large interconnected play rooms together with a single W.C. under the stairs. Within the extension is a further large play room with double height ceiling and a small office area, quiet room, utility, lobby and W.C. At first floor, two further play rooms, together with a sleep room are provided, whilst at attic a staff room, storage space and small office are provided. Off the half landing to the rear, is a children's W.C. facility. Within the rear extension is the mezzanine and provides a fully fitted domestic style kitchen incorporating modern floor and wall mounted units.

The floors throughout are of suspended timber overlaid in a mixture of floor coverings, whilst the walls and ceilings are a mixture of lath and plaster and plasterboard. Natural light is provided by means of uPVC double glazed windows and velux roof lights. Artificial light is provided predominantly by a mixture of pendant and spotlighting units.

To the rear is a detached garage with storage, which is of block construction externally harled and has a pitched and slated roof over incorporating dormer projections. The space comprises three covered parking bays at ground floor level, together with a garage, which internally has solid concrete floors and block work walls. A timber staircase gives access to the attic level which provides further storage. The floors are of timber and the walls and ceilings plasterboard and painted.

- **CONFIDENTIAL - STAFF UNAWARE**
- **ESTABLISHED FOR OVER 25 YEARS**
- **OFFERS IN EXCESS OF £500,000 INVITED**
- **GROSS INTERNAL AREA 270.50M<sup>2</sup> (2,912FT<sup>2</sup>)**
- **POTENTIAL FOR ALTERNATIVE USES**

### VIEWING & FURTHER INFORMATION

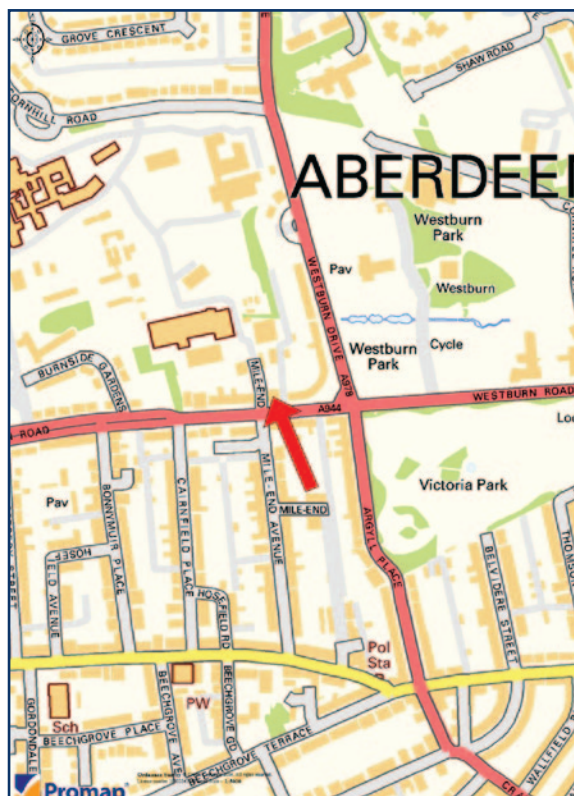
By arrangement with selling agents:

**J & E Shepherd**  
**Chartered Surveyors**  
**35 Queens Road**  
**Aberdeen**  
**AB15 4ZN**

Tel : (01224) 202800

Fax : (01224) 202802

**[www.shepherd.co.uk](http://www.shepherd.co.uk)**



#### ACCOMMODATION:

The subjects provide the following accommodation:-

ACCOMMODATION	m <sup>2</sup>	ft <sup>2</sup>
Ground	121.00	1,302
First	52.00	560
Mezzanine	21.00	226
Attic	29.00	312
<b>Garage</b>		
Ground	20.50	221
Mezzanine	27.00	291
<b>Total</b>	<b>270.50</b>	<b>2,912</b>

The above areas, which have been calculated from on site measurements, have been calculated on a gross internal floor area basis in accordance with the Sixth Edition of the RICS Code of Measuring Practice.

#### THE BUSINESS:

The Kindergarten is a long established business and has been operating from this location for over 25 years. Our clients are looking to sell the business as it is their intention to retire. At the present time, the nursery can accommodate a total of 37 children with 10 in the baby room for ages 0–2, 10 in the toddler room for ages 0–2 and 17 in the preschool room for ages 2–5.

Financial information can be made available to seriously interested parties upon request from either their legal representative or accountant.

#### PRICE:

Offers in excess of £500,000 are invited for the property and business.

#### RATEABLE VALUE:

The subjects are currently entered in the Valuation Roll at a Rateable Value of £21,000 per annum. We would point out that an incoming occupier would have the opportunity to appeal this Rateable Value.

#### ALTERNATIVE USES:

We believe the subjects may lend itself to alternative uses such as residential and the subjects are currently within an area zoned for Residential Housing (Policy H1).

Any interested parties who would like to explore alternative uses for the subjects are advised to contact the local Planning Authority in order to establish the suitability of their proposed use.

#### 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.

#### LEGAL COSTS:

Each party shall be responsible for their own legal costs associated with this transaction with the purchaser being responsible for the cost of LBTT and Registration dues where applicable.

#### ENTRY DATE:

Upon conclusion of legal missives.

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