

7, 9 & 11 Gordon Street



Office / Development Opportunity



HUNTLY AB54 8AJ

**FOR
SALE**

- FIRST AND ATTIC FLOOR OFFICE
- TOTAL NIA: 129.92 SQ.M / 1,398 SQ.FT OR THEREBY
- ASKING PRICE: OFFERS OVER £60,000 NET OF VAT
- REDEVELOPMENT POTENTIAL SUBJECT TO ALL NECESSARY CONSENTS FOR RESIDENTIAL USE
- CLOSE TO THE CENTRE OF HUNTLY

7, 9 & 11 Gordon Street

HUNTLY

LOCATION

The property lies on Gordon Street in the centre of Huntly which has a population of around 4,500. There is a good range of local services within Huntly.

DESCRIPTION

The property comprises the first and attic floors of a two storey and attic, stone and slate built block. Access to the property is by means of a central entrance and stair leading to the first floor.

ACCOMMODATION

We note the Net Internal Areas as follows:

Ground Floor: Entrance

First Floor NIA: 79.72 sq.m / 857 sq.ft

Attic Floor NIA: 50.2 sq.m / 540 sq.ft

Total NIA: 129.92 sq.m / 1,397 sq.ft.

Please note the attic floor is heavily coombed with there being restricted ceiling height. The property provides office accommodation with ancillary areas.

REDEVELOPMENT OPPORTUNITY

There is scope to refurbish the property into a residential use subject to obtaining all necessary consents and permissions. No enquiries in this regard have been undertaken. Please contact Aberdeen-shire Council in this regard.

SERVICES

We understand that the property is connected to mains supply for water, electricity and gas whilst drainage is to the main sewer. The property has the benefit of gas fired central heating.

RATEABLE VALUE

The property is entered in the current valuation roll as having a rateable value of £3,400.

Any ingoing purchaser may benefit from 100% business rates relief with the Small Business Bonus Scheme.

SALE PRICE

Offers over £60,000 net of VAT is sought.

VAT

All figures quoted are net of VAT.

LEGAL COSTS

Each party will pay their own legal fees.

ENTRY

By mutual agreement.

ENERGY PERFORMANCE RATING



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VIEWING & FURTHER INFORMATION

Strictly by appointment through Messrs Graham + Sibbald

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St Andrews

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Stirling

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IMPORTANT NOTICE:

Please read carefully

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