

FOR SALE



FORMER ABOYNE POST OFFICE PREMISES & TWO FLATS



ABOYNE POST OFFICE BUILDING, CHARLESTOWN ROAD, ABOYNE, AB34 5EJ

- SINGLE LOT OR AVAILABLE INDIVIDUALLY
- POTENTIAL FOR REDEVELOPMENT – SUBJECT TO PLANNING
- PRICE £300,000

Shepherd Chartered Surveyors

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Commercial Agency • Commercial Valuation • Development & Trade Related Appraisals • Building Consultancy
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LOCATION:

The property can be found within the popular village of Aboyne, which stands approximately 30 miles west of Aberdeen city. Aboyne forms part of Royal Deeside and is situated on the main A93 roadway which carries traffic in a westerly direction from Aberdeen city through Banchory towards Aboyne, Ballater and Braemar. The village offers a wide range of local facilities and amenities including an 18 hole golf course and caravan park, together with primary and secondary education facilities.

DESCRIPTION:

The opportunity comprises of a traditional building of granite and slate construction providing retailing accommodation at ground floor with two separate flats above.

The ground floor provides retail space to the front with a corridor linking to a rear area suitable for further retailing or potential redevelopment.

The first flat fronting onto the main road provides two bedroom a lounge, kitchen and w.c. facility with the rear flat comprising of one bedroom lounge with open plan kitchen and bathroom facility. To the rear there is a garage/workshop and further single garage.

ACCOMMODATION:

The subjects extends to the following:-

ACCOMMODATION	M	FT
Ground Floor Shop	135.7	1,461
Front Flat	88.9	957
Rear Flat	63.6	685

The above floor areas have been calculated on net (retail) gross (flats) area basis in accordance with the RICS code of Measuring Practice 6th Edition.

PRICE:

Offers in excess of £300,000 are sought for our clients interest in the subjects.

DEVELOPMENT OPPERTUNITY:

The subjects provide an opportunity to redevelop the premises and any interested party should contact the local planning authority to discuss their proposals further.

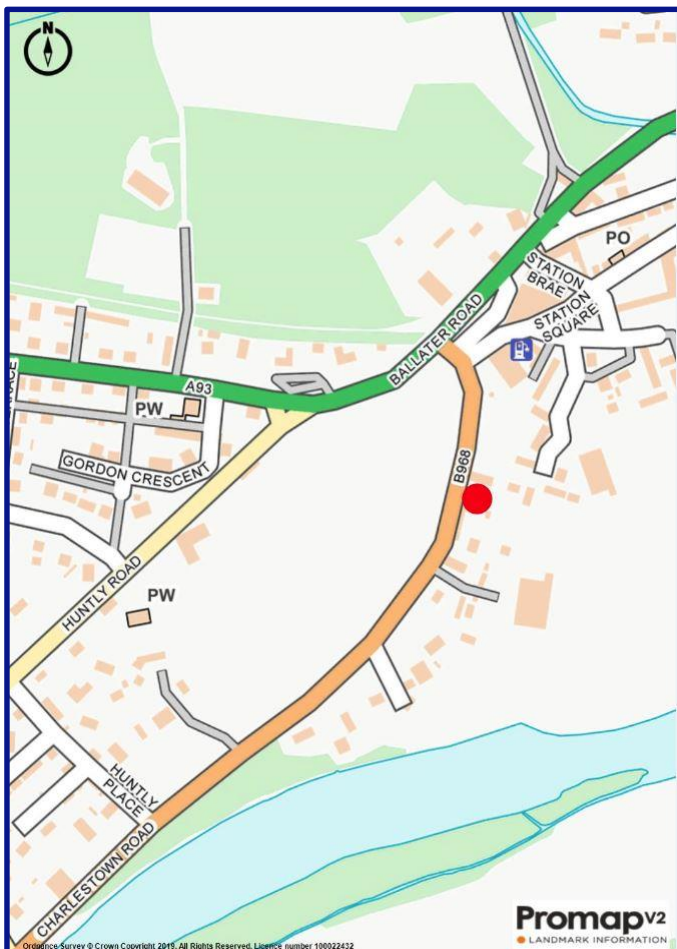
RATING ASSESSMENT:

The subjects are currently entered into the Valuation Roll as follows.

Accommodation	Rating
Shop	£8,900

VAT:

No VAT will be payable.



LEGAL COSTS:

Each party will be responsible for their own legal costs associated in the transaction with the incoming tenant being responsible for any LBTT, Registration dues, etc.

ENERGY PERFORMANCE CERTIFICATE:

The retail unit has a current Energy Performance Rating of 'G'.

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

VIEWING:

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

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