

- **PRICE: £175,000**
- **SUITABLE FOR A VARIETY OF USES**
- **TOWN CENTRE LOCATION**
- **100% RATES RELIEF MAY BE AVAILABLE TO QUALIFYING TENANTS**

VIEWING & FURTHER INFORMATION:

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LOCATION:

The subjects are located within the town of Ellon which stands around sixteen miles north of Aberdeen. The town serves as one of the main service and employment centres for the south part of Formartine and is a well-established commuter town for Aberdeen. Ellon benefits from a wide range of services and facilities which includes primary and secondary schools, a leisure centre, industrial park and major supermarkets. The town continues to develop at a fairly rapid pace with ongoing construction of a number of industrial developments with the Balmacassie Industrial Estate to the east of the town centre.

More specifically the subjects are located on the south side of Station Road between the junctions of Bridge Street and Park Crescent. Station Road is a busy thoroughfare with reasonable levels of passing vehicular and pedestrian traffic. There are a number of commercial occupiers within the nearby vicinity including Grays Clothing & Footwear, Dragon House, Aberdeen Considine, John Ross Chemist and Casa Salvatore. A number of national retailers can also be located in close proximity on the nearby Bridge Street, the main retail thoroughfare of the town of Ellon. The subjects benefit from being in close proximity to the Station Road free public car park.

The Ordnance Survey extract overleaf is for identification purposes only.

DESCRIPTION:

The subjects comprise of a ground floor and lower ground floor office contained within a two storey and attic building of traditional granite blockwork design. The roof over the property is pitched and slated and incorporates dormer projections. Access to the property is via a pedestrian timber door which incorporates a glazed design. The front projection further benefits from a large double glazed display window to either side of the entrance and a timber fascia signage board above.

The property has been split to provide a front sales area with meeting room, rear open plan office with three private offices, W.C., filing room and store.



Floors towards the front projection of the property are of a suspended timber design which have been covered in carpet with the floors towards the rear of the subjects of concrete design also covered in carpet throughout.

Walls throughout the property have been plastered and painted with ceilings of a suspended tile design incorporating fluorescent strip and spot light fittings. Natural daylight is provided by a number of double glazed windows throughout the property.

To the rear of the subjects a former garage has been converted to provide a filing room and storage area. This section of the property is of concrete block design with a flat felt roof over. Floors throughout the rear of the subjects are of concrete design. A small car park for around 4 vehicles is located towards the rear of the subjects.

ACCOMMODATION:

The subjects provide the following accommodation:-

ACCOMMODATION	M ²	FT ²
Ground Floor	138.22	1,487

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.

RENTAL:

Offers in the region of £175,000 exclusive of VAT are sought for our clients heritable interest in the subjects.

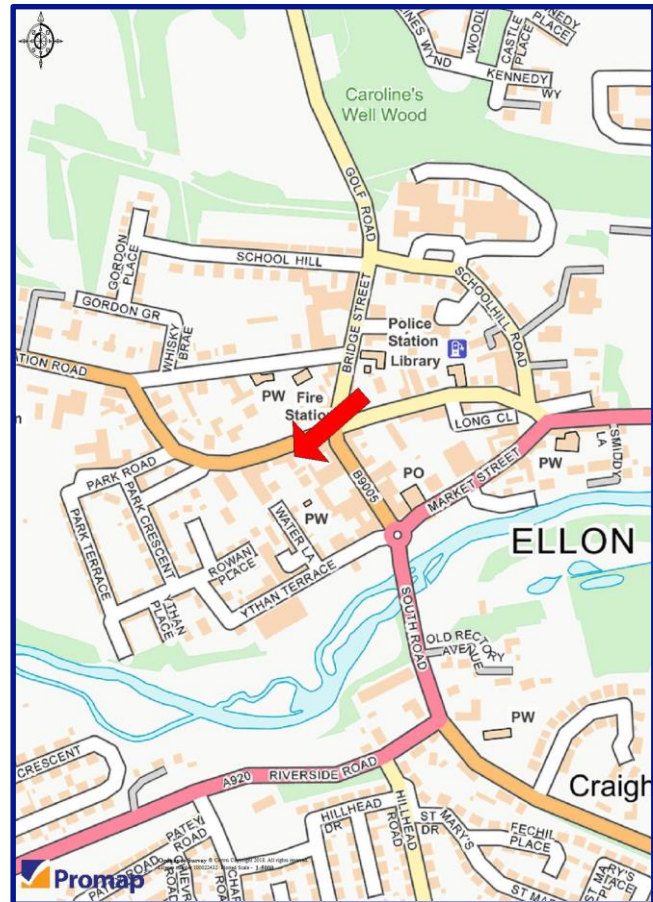
RATING:

The subjects are currently entered into the Valuation Roll at a Rateable Value of £10,000. We would point out that 100% Rates Relief may be available to qualifying purchasers.

ENERGY PERFORMANCE CERTIFICATE:

The subjects have a current Energy Performance Rating of D.

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



LEGAL COSTS:

Each party will be responsible for their own legal costs incurred with the ingoing occupier being responsible for any LBTT, Registration Dues and the cost of obtaining landlord's consent.

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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