

NURSERY PREMISES WITH THE OPPORTUNITY FOR REDEVELOPMENT

- > PRICE - £299,950
- > SIZE – 315.05 SQM (3,391 SQFT)
- > SUITABLE FOR REDEVELOPMENT,
SUBJECT TO PLANNING
- > LOCATED IN CLOSE PROXIMITY
TO THE UNIVERSITY OF
ABERDEEN



FOR SALE

416 KING STREET, ABERDEEN, AB24 3BR

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LOCATION

The subjects are located on the east side of King Street, between its junctions with Merkland Road and Pittodrie Street. The surrounding area is predominantly residential in nature with some commercial occupiers, including a number of guest houses within the vicinity. King Street itself represents one of the main thoroughfares carrying traffic to and from the north side of Aberdeen and beyond. The subjects benefit from a prominent roadside location and is in close proximity to the University of Aberdeen.

DESCRIPTION

The original building is of one and a half storey height and is of pointed stonework construction, with a pitched and slated roof over, and at the rear of the property there is a single storey extension. There are points of pedestrian access within both the front and side elevations.

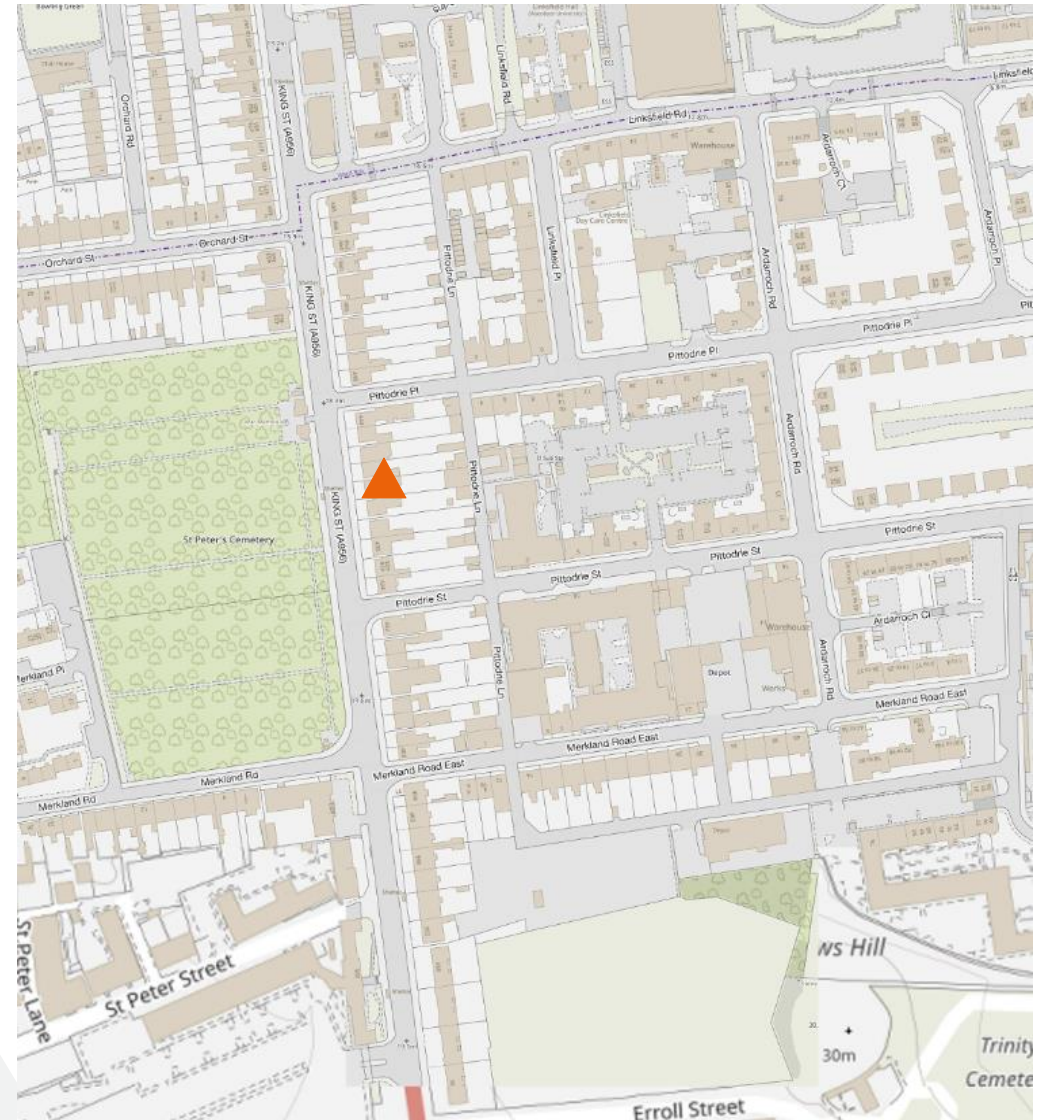
Internally, at ground floor level, the property is configured to provide five classrooms, a kitchen, three WCs and storage, with the rear extension featuring a large classroom. At mezzanine level, there is a staff kitchen and WC. At this level, there is also a bathroom equipped with a WC pan, wash hand basin and shower unit. The first floor comprises four rooms utilised as a mix of storage and office accommodation. Natural daylight throughout is provided by means of uPVC double glazed windows and velux style windows, and artificial lighting is provided by a mixture of fluorescent, pendant and spotlight fittings.

To the rear of the property there is an outdoor garden area, as well as parking for occupiers and customers.

CURRENT USE / ALTERNATIVE USE

The subjects are currently utilised as a nursery and as such would be suitable to continue in line with this use. The premises would also be suitable for a range of other professional service-based users.

Given the layout and historic use of the premises as a residential dwelling the subjects may also be suitable for redevelopment. Interested parties should make their own enquiries to the local planning authority.



ACCOMMODATION

ACCOMMODATION	SQM	SQFT
Ground Floor	217.88	2,345
Mezzanine	22.03	237
First Floor	75.14	809
TOTAL	315.05	3,391

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition)

PRICE

£299,950 is sought for our client's heritable interest in the property.

RATEABLE VALUE

The property is currently entered into the valuation roll for the value of £23,750

Qualifying occupants would be eligible to 100% rates relief, with further information available on request.

ENERGY PERFORMANCE CERTIFICATE

The subjects currently have an EPC rating of ' '.

Further information and a recommendations report are available to seriously interested parties upon request.

VAT

All figures quoted are exclusive of VAT at the prevailing rate. Please note that VAT will not be applicable to the purchase price.

LEGAL COSTS

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



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

Shepherd Chartered Surveyors Shona Boyd, shona.boyd@shepherd.co.uk,
35 Queens Road, Aberdeen, AB15 4ZN, 01224 202800

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