

CLOSING DATE - 30th  
APRIL 2024 AT 12 NOON

## OFFICE PREMISES

- > SUITABLE FOR A VARIETY OF USES
- > SIZE – 107.64 SQM (1,158 SQFT)
- > OFFERS OVER - £85,000
- > 100% RATES RELIEF FOR QUALIFYING OCCUPIERS

## ON INSTRUCTION OF



# FOR SALE

**FORMER POLICE STATION, COOKSTON ROAD, PORTLETHEN, ABERDEEN, AB12 4PT**

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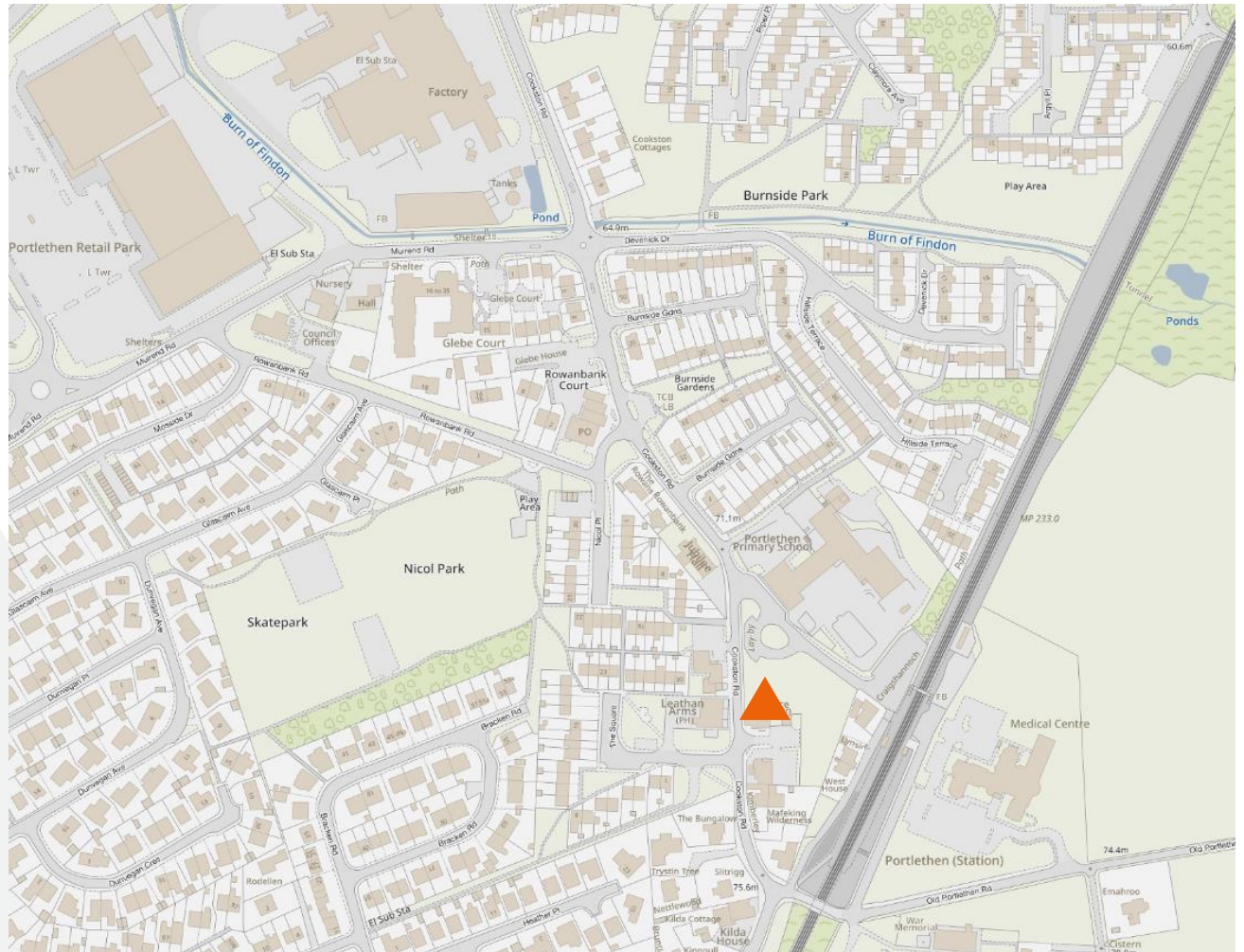


**LOCATION**

The subjects are located within Portlethen, a well-established town located approximately 7 miles south of Aberdeen via the A92 dual carriageway. Access to the Aberdeen Western Peripheral Route (AWPR) is also within easy reach ensuring the town is easily accessible from all parts of Aberdeen and Aberdeenshire. The accessibility is also enhanced due to Portlethen train station being a stop on the main Aberdeen to Edinburgh route.

Portlethen is well served with a larger retail park where ASDA, ALDI, B&M, Home Bargains, Matalan and Argos are located with further retail being located throughout the town. Badentoy Industrial Estate is also in close proximity which provides modern business accommodation.

The property itself is located on the east side of Cookston Road, within the town centre. Surrounding the subjects is in a mix of commercial and residential uses, with Portlethen Primary School and railway station also in close proximity. Commercial occupiers in the vicinity include The Leathan pub and Portlethen Dental Clinic.



## DESCRIPTION

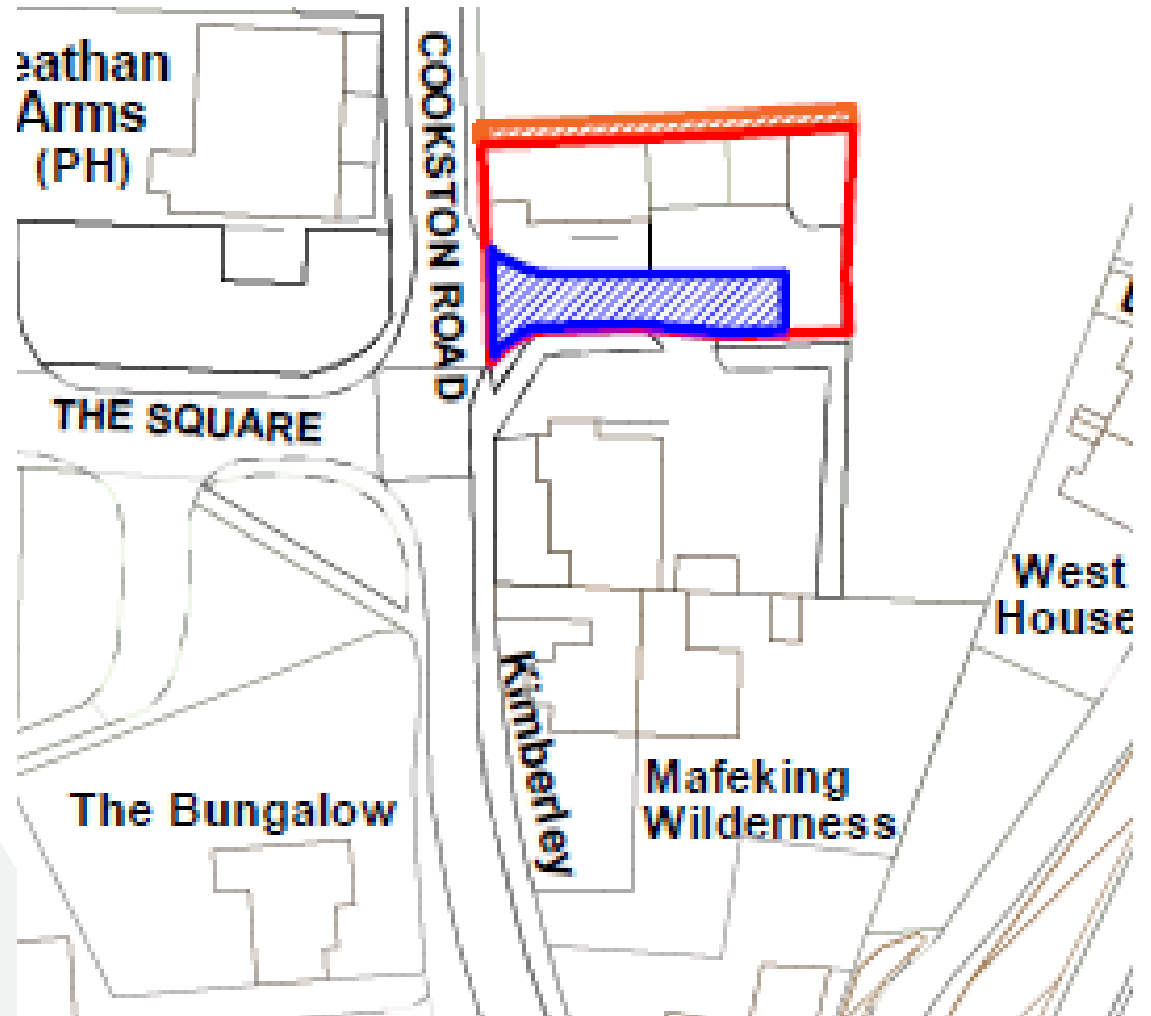
The subjects lie within the red boundary of the plan adjacent with a mutual right of access and comprise of a detached single storey and attic building along with a car parking area and garage premises. The building is of traditional granite construction with a pitched slate roof over incorporating dormer projections. The windows are of uPVC double glazed design. The premises have a single storey section of similar design to the side of the premises.

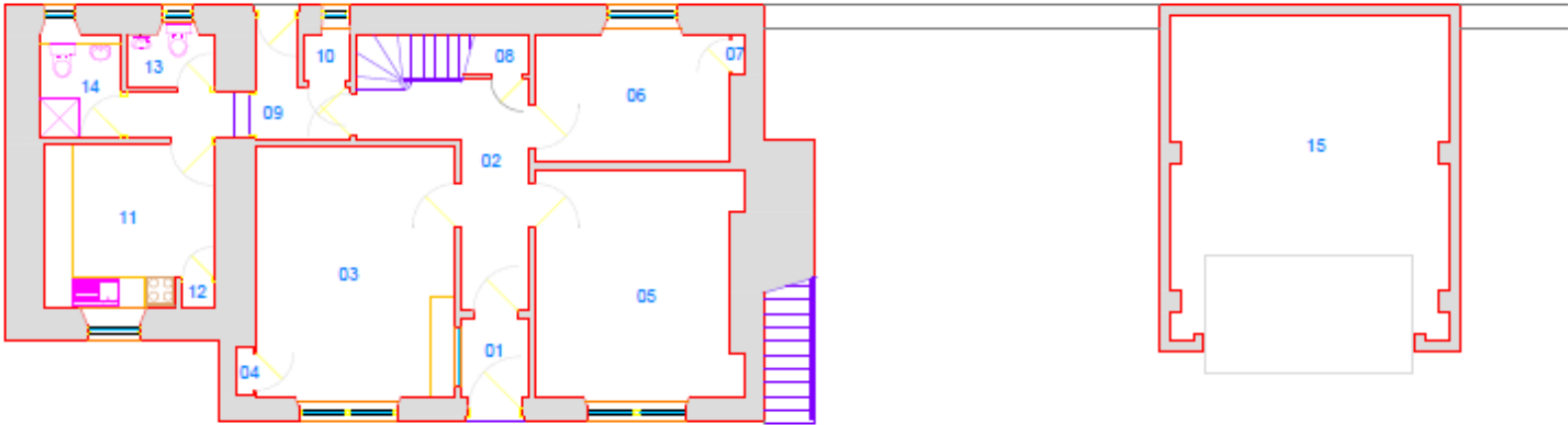
Internally, the subjects currently form cellular office accommodation and ancillary staff facilities over two floors. The office areas have a suspended timber floor which has been carpeted with painted and papered plasterboard lined walls. The ceilings are a mix of painted plasterboard with strip lighting and suspended acoustic tile with recessed lighting.

A staff kitchen and two WCs are located on ground floor. The kitchen has a concrete floor with lino covering, painted plasterboard lined walls and ceilings with strip lighting installed.

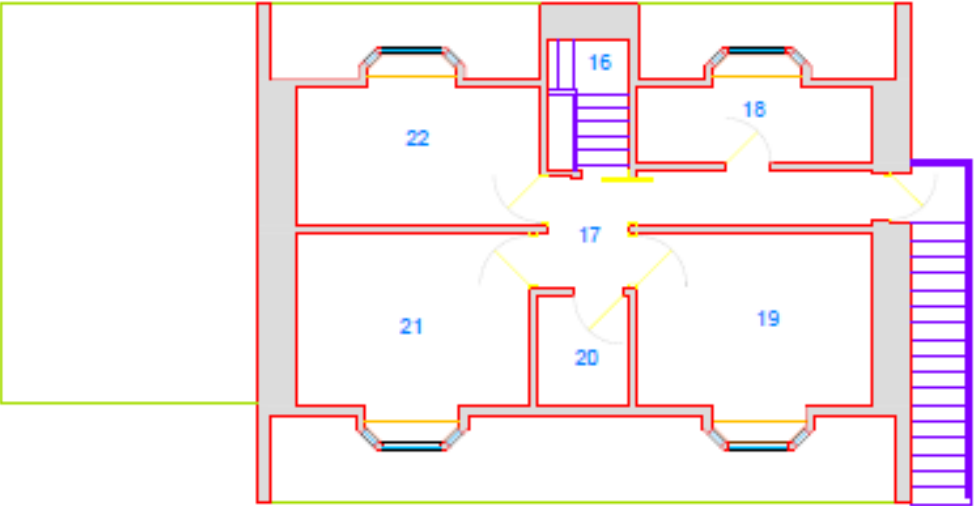
further office and storage accommodation is provided at first floor level with a similar finish to the ground floor level.

The garage is accessed directly from the car park area.





GROUND FLOOR



FIRST FLOOR

ACCOMMODATION	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	68.41	736
First Floor	39.23	422
<b>TOTAL</b>	<b>107.64</b>	<b>1,158</b>

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

#### PRICE

Offers over £85,000 are sought.

#### RATEABLE VALUE

The subjects are entered into the Valuation Roll at a Rateable Value of £9,200.

100% Small Business Rates would therefore be available to qualifying occupiers.

#### VETTING CAVEAT

Prior to entering into any legal agreement for the sale of the subjects pursuant to any offer received in response to this marketing exercise, in order to comply with Anti Money Laundering Regulations and in fulfilment of the policing principles bidders will be subject to vetting. For this purpose, bidders must submit with their offer the following information to allow a vetting check to be completed:- (a) where the bidder is an individual or individuals, the full name (including middle names), address (including full postcode), and date of birth of each bidder; or (b) where the bidder is a Partnership or Trust, the full name (including middle names), address (including full postcode), and date of birth of each Partner or Trustee and the full name (including middle names), address (including full postcode), and date of birth of each Trustor and any other persons who have power of representation, decision or control over in respect of the Partnership or Trust or otherwise connected to it; or (c) where the bidder is a company, a copy of the Certificate of Incorporation of the Company and, in respect of any company not listed on a regulated market, the full name (including middle names), address and date of birth of (i) each shareholder who ultimately owns or controls more than 25% of the shares or voting rights of the Company; (ii) each Director of the Company and the Company Secretary; (iii) any other persons who have power of representation, decision or control over or in respect of the Company or otherwise connected to it; and where the Company is part of a consortium each of the companies or entities within the group or consortia are required to provide the information at (i), (ii) and (iii) hereof in respect of each Company within the group or consortia. In addition to the above information, the Declaration attached to the Sales Particulars must be completed and executed in a self-proving manner in terms of The Requirements of Writing (Scotland) Act 1995 by or, where appropriate due to the legal status of a bidder, on behalf of each bidder. The signed Declaration must accompany the offer of purchase. Failure to provide the information required and the signed Declaration may result in an offer not being considered.

#### CLAWBACK PROVISION

It is the seller's expectation that an clawback agreement will be entered into with the preferred purchaser for a period of 7 years following the date of sale, where the 50% of any Uplift Value, less the Purchaser's Costs, due and payable by the Purchaser in obtaining planning permission to construct additional accommodation either by extension or new build on the site. This will be secured by way of a 2nd ranking security.

#### CLOSING DATE:

Whilst a closing date may not necessarily be set interested parties are asked to note their interest in writing to be kept informed of any proposed closing date.

#### ENERGY PERFORMANCE CERTIFICATE

The subjects currently have an EPC rating of "G"

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.

#### LEGAL COSTS

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

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

Shepherd Chartered Surveyors 35 Queens Road, Aberdeen, AB15 4ZN  
Mark McQueen, [Mark.McQueen@shepherd.co.uk](mailto:Mark.McQueen@shepherd.co.uk) 01224 202828 [www.shepherd.co.uk](http://www.shepherd.co.uk)

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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. PUBLICATION: FEBRUARY 2024

