

**VIDEO
TOUR**
>>

CAR SHOWROOM

- > SIZE – 705.77 SQM
(7,598 SQFT)
- > OFFERS IN EXCESS OF
£295,000 INVITED
- > PROMINENT ROADSIDE
LOCATION
- > SUITABLE FOR ALTERNATIVE
USES SUBJECT TO
PLANNING
- > CLOSE PROXIMITY TO A96

FOR SALE – DUE TO RETIREMENT

HUNTLY MOTORS, WEST END GARAGE, DEVERON ROAD, HUNTLY, AB54 4UL

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LOCATION

The property can be found within the small town of Huntly, which stands approximately 38 miles north west of Aberdeen city centre. Huntly can be reached by way of the main A96 route, which leads ultimately towards Elgin and thereafter Inverness.

The subject property is situated on the south side of Deveron road a short distance to the east of the A96. Deveron road, also known as the A920 is the principal road into passing traffic.

DESCRIPTION

The subject property comprises a car sales premises including a main building with two smaller lean-to additions and ancillary car parking/yard space to the front and side within a site which extending to approximately 0.19 hectares (0.49 acres) or thereby.

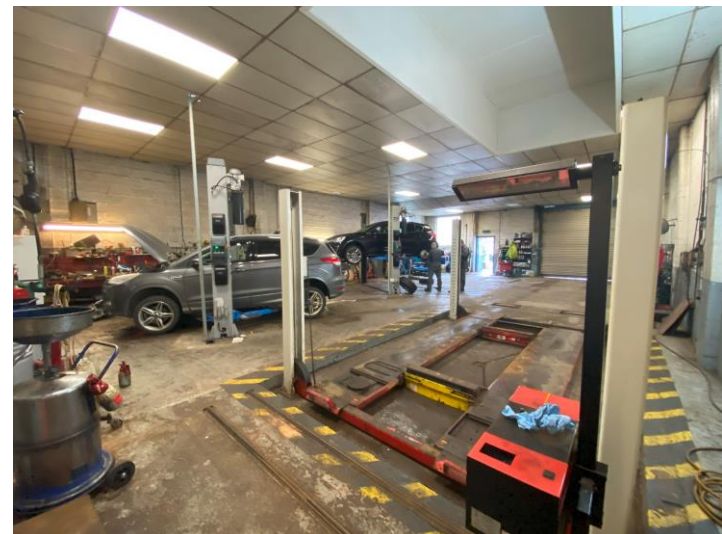
The main building on site is set back slightly from Deveron Road and comprises a detached single storey building of concrete block wall construction with a mixture of painted and harled finishes. The roof over is pitched and clad in corrugated asbestos cement sheeting.

Within the front elevation, there is a pedestrian access door which leads into a large open showroom area with further access via the sliding display windows. This area has solid concrete floor which is overlaid with tiles while the walls are partly brick lines and partly plasterboard lines. A suspended acoustic tile ceiling has been installed which has inset fluorescent strip lighting. To the east of the main workshop there are two offices and two sets of toilets.

To the rear of the showroom there is access to a waiting area together with reception and smaller office behind and thereafter a parts store which has access to a mezzanine level via a flight of timber stairs.

The workshop has a concrete floor and painted block walls with a suspended acoustic tile ceiling together with inset fluorescent strip lighting. The eaves height is 3.8 meters and vehicular access is via a roller shutter door measuring 3.6M wide by 3.5M high.

Heating is provided by way of a central heating system feeding a series of steel pressed radiators.



| ACCOMMODATION | m ² | ft ² |
|-------------------|----------------|-----------------|
| Ground Floor | 672.65 | 7,241 |
| Mezzanine Storage | 33.12 | 357 |
| TOTAL | 705.77 | 7,598 |

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

PRICE

Offers in excess of £295,000 are invited.

RATEABLE VALUE

The subjects are currently entered in the Valuation Roll at a Rateable Value of £29,000. An incoming occupier would have the opportunity to appeal this figure and should make their own enquires as to the timescales for such an appeal.

ENERGY PERFORMANCE CERTIFICATE

The subjects currently have an EPC rating of B.

(16-30)

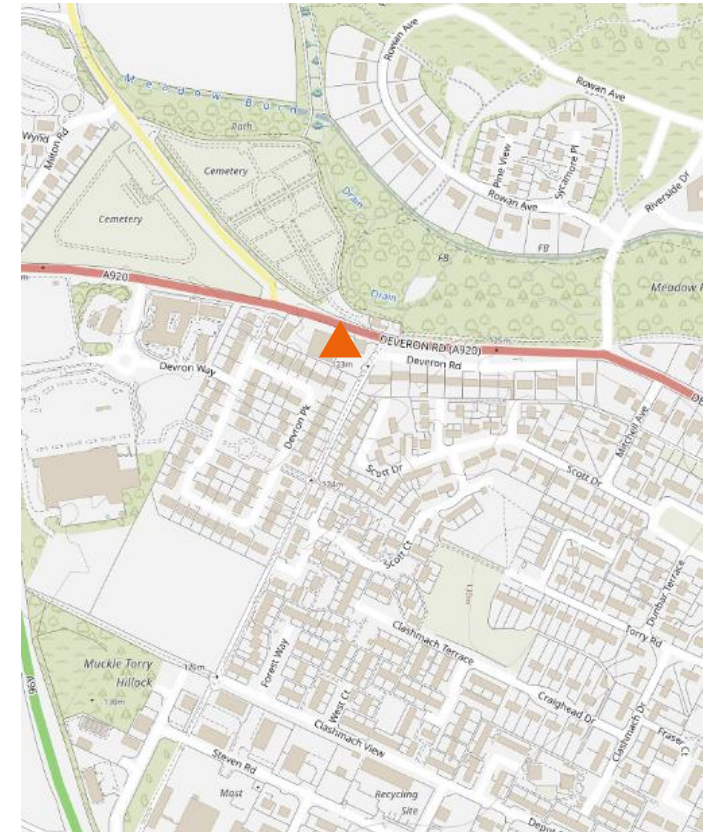
B

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 ingoing tenant being responsible for any registration dues, LBTT, etc.



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

Shepherd Chartered Surveyors 35 Queen’s Road, Aberdeen, AB15 4ZN
 Shona Boyd, Shona.Boyd@shepherd.co.uk 01224 202814 www.shepherd.co.uk

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