

AUCTION DATE
20TH JUNE 2024
@ 2.30PM

ONLINE AUCTION

- > PART LET INVESTMENT
- > CURRENT INCOME £17,400PA FROM UNIT 1/2
- > GUIDE PRICE £10,000
- > SIZE – 1,877.62 SQM (20,210 SQFT)
- > SITE AREA 0.68 ACRES
- > WITHIN POPULAR INDUSTRIAL ESTATE
- > SUBJECT TO GROUND LEASE

FOR SALE

HILLVIEW ROAD, EAST TULLOS INDUSTRIAL ESTATE, ABERDEEN, AB12 3HB

CONTACT: www.shepherd.co.uk/commercial-auctions
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LOCATION

The subjects are located within Aberdeen, Scotland's third largest city which has a population of around 228,000. The subject property is situated in East Tullus Industrial Estate, on the east side of Hillview road, at its junction with Greenbank Place. The area is predominantly industrial in nature and surrounding occupiers include Stagecoach, Kia Motors and Aberdeen Blast Services.

The subjects benefit from direct access to Wellington Road, which to the south provides immediate entry to the AWPR. Wellington Road also links directly to Aberdeen city centre. Therefore, the subjects are in a commutable location from all directions.

DESCRIPTION

The subjects comprise a series of workshop buildings with secure yard provisions for each constituent part, plus car parking.

Unit 1/2

In Unit 1/2 the workshop is laid out predominantly open plan with a painted solid concrete floor and painted blockwork walls. To the front there is a reception area which has a laminate covered floors and painted plasterboard lined walls and ceilings. Adjacent to the reception is a meeting room, with a carpeted floor and recessed lighting. This unit also accommodates a W.C facility.

Workshop below Unit 1/2

This part of the subjects comprises an open plan workshop with ancillary office accommodation. The workshop has a solid concrete floor, painted blockwork walls and basic strip lights. The office areas are carpeted, with painted and plasterboard lined walls and ceilings. Lighting is by way of mounted fluorescent lighting.

Former MSK Unit:

The accommodation is laid out to provide a physiotherapy clinic with reception to the front and a series of treatment rooms. The reception has a tiled floor, painted plasterboard walls and ceilings, and recessed spotlighting. The treatment rooms are similarly finished. Male and female WC's are suited to the rear

Print Workshop

Internally, this section is laid out predominantly on open plan, providing a print workshop. The main area has a painted solid concrete floor, painted plasterboard lined walls and a suspended ceiling grid over inbuilt lighting. Adjacent to the main workshop are a series of offices, all of which are similarly finished, albeit have carpeted floor coverings. Also accessed from the workshop is the staff canteen and WCs.

The canteen houses domestic style kitchen cabinetry and a stainless-steel sink, whilst the four. A further small storage area with separate access is situated to the northern end of the property, with this being finished throughout in a similar manner to the main workshop.



ACCOMMODATION

The property has been measured on a gross internal area basis in accordance with the RICS Code of Measuring Practice 6th Edition and provides the following areas:

	m ²	ft ²
Unit 1/2	375.44	4,041
Workshop below 1/2	373.40	4,019
Former MSK Unit	132.68	1,438
Print Workshop inc additional store	996.10	10,722
TOTAL	1,877.62	20,210

RENTAL INCOME

There is currently an occupational lease in place which is as follows:

- > Unit 1/2 - Aberdeen Audio Visual - £17,400pa

Lease documentation can be provided to interested parties upon request.

GROUND LEASE

The site is subject to a ground lease which was granted on the 30th September 1970 for a period of 99 years. There is an outstanding rent review from 15th May 2016 and 15th May 2021 however we've been advised the proposed rental for the outstanding reviews is £19,800pa.

PRICE

Guide Price £10,000.

VAT

All prices, rents, etc are quoted exclusive of VAT.

ENERGY PERFORMANCE CERTIFICATE

The subjects have the following EPC Ratings:

- Unit 1/2 - D
- Workshop below 1/2 - D
- Former MSK Unit - E
- Print Workshop - D
- Additional Store - G

Further information can be provided upon request.

RATING

The subjects are currently entered in the Valuation Roll at the following Rateable Values:

Area	Rateable Value
Unit 1/2	£18,750
Workshop below 1/2	£21,000
Former MSK Unit	£9,400
Print Workshop	£83,000
Additional Store	£3,600
Car Parking Spaces	£750

Interested parties can obtain further information on the Rateable Values via www.saa.gov.uk to satisfy themselves of the above figures.

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 where applicable. The cost of obtaining the ground lease holders consent shall be split equally between both parties



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Buyers will be required to pre-register prior to approval of their bid.

RESERVE PRICE

The reserve price is the minimum price for which the property can be sold and is confidential between the auctioneer and the vendor and cannot be disclosed.

If the reserve price isn't met, the property will remain unsold. You can contact our team and at this point you'll be able to make an offer which will be referred to the sellers for their consideration

ENTRY DATE

Upon conclusion of legal missives.

DEPOSIT

At the end of the auction, if the reserve price has been met, a 10% deposit will be payable.

GUIDE PRICE

Properties advertised with a guide price is within 10% above or below the reserve price when a single figure is stated.

If the guide price is a bracket figure, the reserve price cannot exceed the top end of the bracket price.

BUYER FEES

The buyer's fee is fixed at £3,000 + VAT

LEGAL PACK

The legal packs are available to view online.

VAT

All figures quoted are exclusive of VAT.

CONTACT DETAILS**Local Office Contact**

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

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