

AUCTION DATE
17TH OCTOBER 2024
@ 2.30 PM

ONLINE AUCTION

- > GIA – 189.8SQM
(2,043SQFT)
- > REFURBISHED INTERNALLY
AND EXTERNALLY
- > GUIDE PRICE - £45,000 PLUS
VAT
- > ADJACENT TO PAPA JOHNS
TAKEAWAY
- > CLOSE PROXIMITY TO UNION
SQUARE

FOR SALE

1E BANK STREET, ABERDEEN, AB11 7ST

CONTACT: James Morrison, j.morrison@shepherd.co.uk, 01224 202800, www.shepherd.co.uk/commercial-auctions

LOCATION

The subjects are located in Aberdeen City Centre and occupy a prominent position at the Bank Street and South College Street junction. More specifically, the property is located on the south side of Bank Street and forms part of the former Ferryhill Tavern.

Aberdeen’s Railway and Bus Station are just a short distance from the subjects along with Union Square, which is one of Aberdeen’s main shopping and leisure destinations.

DESCRIPTION

The subjects comprise of two single storey buildings of blockwork and timber construction with part of the upper ground floor being constructed over part of the lower ground floor all under a flat felt covered roof.

Internally the space is laid out to provide an open plan area within the lower ground floor with the upper ground floor previously being utilised as a kitchen along with various store areas and a w.c.

ACCOMMODATION

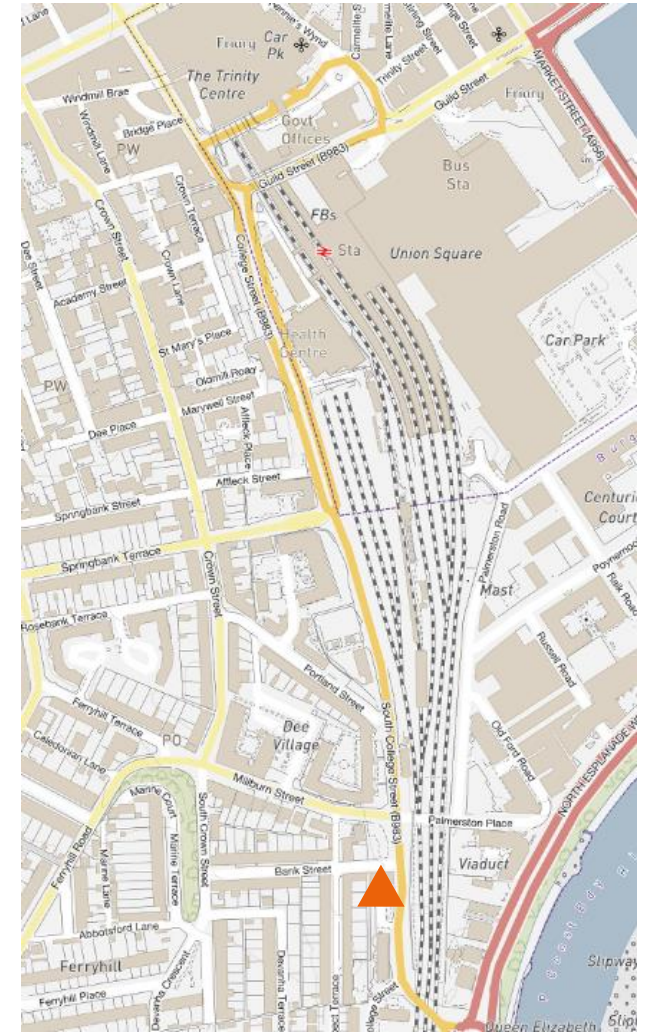
	SqM	SqFt
Lower Ground Floor	93.03	1,001
Upper Ground Floor	96.79	1,042
TOTAL	189.82	2,043

The above-mentioned areas have been calculated from architects plans on a Gross Internal Area basis in accordance with the RICS Code of Measuring Practice 6th Edition.

GUIDE PRICE

£45,000 PLUS VAT

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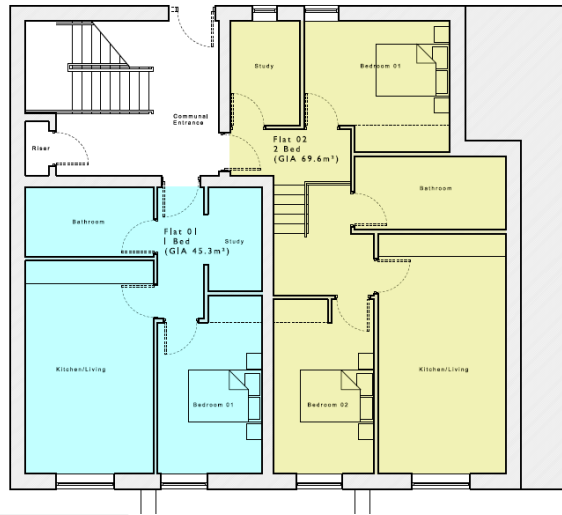
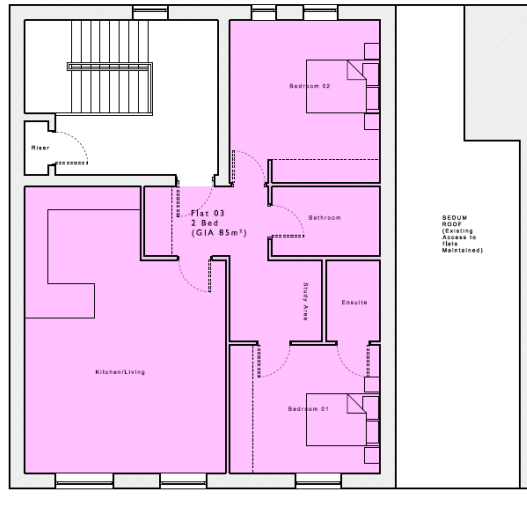
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RESIDENTIAL DEVELOPMENT

Our client previously prepared plans for a potential residential redevelopment of the site for 3 flats. The plan of this scheme can be issued to interested parties upon request. However interests should make their own enquires with the planning authority.



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RATING

The subjects are currently entered into the Valuation Roll at a Rateable Value of £6,800.

We would like to point out that an incoming occupier would have the opportunity to appeal this rateable value.

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

DEPOSIT

At the end of the auction, if the reserve price has been met, a 10% deposit will be payable subject to a minimum of £5,000.

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

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 buyers fee is fixed at £3,000 + VAT.

LEGAL PACK

The legal pack is available to view online .

VAT

The property is elected for VAT – see legal pack.

ENERGY PERFORMANCE CERTIFICATE

The subjects have an EPC Rating of D.

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CONTACT DETAILS**Local Office Contact**

James Morrison

35 Queens Road

Aberdeen, AB15 4ZN

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j.morrison@shepherd.co.uk



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

Shepherd Chartered Surveyors 35 Queens Road, Aberdeen, AB15 4ZN 01224 202 800
James Morrison, j.morrison@shepherd.co.uk

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: AUGUST 2024**