

AUCTION DATE  
17<sup>TH</sup> OCTOBER 2024  
@ 2.30PM

## ONLINE AUCTION

- > SIZE – 1,024.68 SQM (11,303 SQFT)
- > GUIDE PRICE: £36,500
- > SUITABLE FOR ALTERNATIVE USES  
SUBJECT TO PURCHASER  
OBTAINING RELEVANT CONSENT
- > LOCATED WITHIN THE HEART OF  
GOURDON HARBOUR

FOR SALE

**FISH HOUSE WILLIAM STREET GOURDON DD10 0LW**

**CONTACT:** James Morrison, J.Morrison@shepherd.co.uk 01224 202836 [www.shepherd.co.uk](http://www.shepherd.co.uk) | [www.shepherd.co.uk/commercial-auctions](http://www.shepherd.co.uk/commercial-auctions)

**LOCATION**

The subjects are located within the small semi rural settlement of Gourdon which is on the east coast of Scotland immediately adjacent to the A92 roadway which forms a busy tourist and commuter route. The property itself is located within the harbour area of Gourdon on the south side of William street in a prominent roadside location. The property is also located opposite The Farquhar Memorial.

**DESCRIPTION**

The subjects comprise a Category C listed fish house/smoke house of traditional pink sandstone construction over two buildings.

The west building was constructed approx 1896 with the roof over being pitched and slate with the east building being constructed circa 1827-1837 having a hip and pitched roof over clad in asbestos cement sheeting.

Internally, the units are laid out to provide for an operational smokehouse/fish house along with a retail sales area. Other parts of the unit are storage/workshop areas.

Within the west building, two first floor levels have been created within the north and south elevations with the flooring being suspended timber and the walls and ceilings being to the inside face of the brickwork and timber roof trusses. The east building has a first and second floor which have similar finishes.



**ACCOMODATION**

The below floor areas have been calculated on a Net Internal Floor Area Basis.

Accommodation	SQM	SQFT
Ground Floor	450.88	4,853
First Floor	392.10	4,220
Second Floor	181.70	1,956
<b>Total</b>	<b>1,024.68</b>	<b>11,030</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).

**LEGAL COSTS**

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

**ENERGY PERFORMANCE CERTIFICATE**

Available within legal pack.



**FOR SALE BY UNCONDITIONAL ONLINE AUCTION**

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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 deposit 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 £3,300 + VAT.

**LEGAL PACK**

The legal packs are available to view online.

**VAT**

All figures quoted are exclusive of VAT.

**CONTACT DETAILS****Local Office Contact**

James Morrison

35 Queens Road

Aberdeen, AB15 4ZN

Tel: 01224 202814

[James.morrison@shepherd.co.uk](mailto:James.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](mailto:J.Morrison@shepherd.co.uk) 01224 202836 [www.shepherd.co.uk](http://www.shepherd.co.uk) | [www.shepherd.co.uk/commercial-auctions](http://www.shepherd.co.uk/commercial-auctions)

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