

AUCTION DATE
17TH OCTOBER 2024
@ 2:30 PM

ONLINE AUCTION

- GUIDE PRICE - £95,000
- CITY CENTRE RETAIL UNIT
- PROMINENT, HIGHLY VISIBLE LOCATION
- SIZE – 233.45 SQM (2,516 SQFT)



FOR SALE

128 – 130 JOHN STREET, ABERDEEN, AB25 1LE

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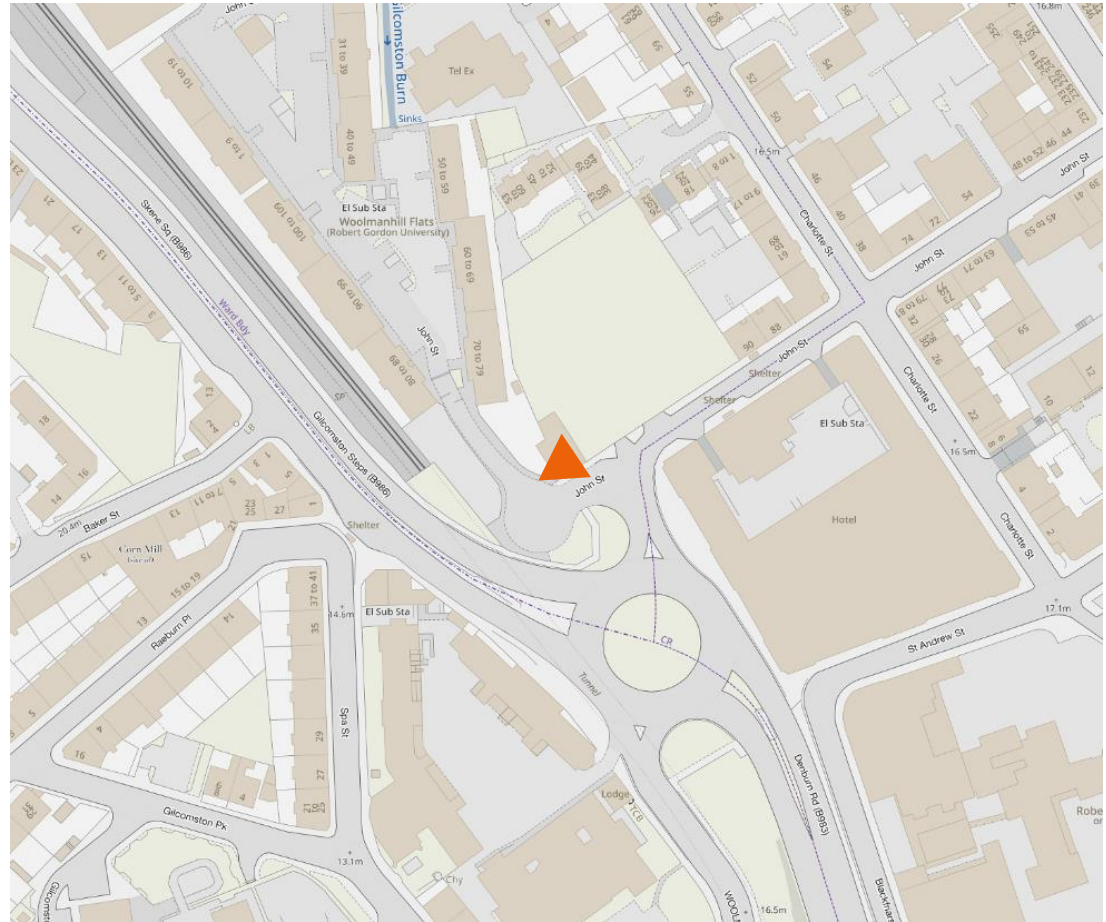
LOCATION

The subjects themselves are situated in a prominent location on the north side of John Street, in close proximity to its junction with North St Andrew Street, a short distance to the north of the city centre. The area comprises a mix of traditional buildings, alongside more modern flatted developments. Surrounding users include the Sandman Signature hotel and Woolmanhill student halls.

DESCRIPTION

The subjects comprise a detached two-storey and attic property of traditional granite stonework construction, with a pitched concrete tile clad roof over.

Internally, the ground floor provides an open-plan retail area to the front, with ancillary storage/staff accommodation to the rear. The retail space has a carpeted suspended floor, with shop-fit to the walls and a suspended ceiling over with in-built lighting. The first floor provides basic storage space with timber flooring, painted plasterboard lined walls and ceiling, and basic strip lighting. The top floor provides open plan ancillary office accommodation.



ACCOMMODATION	m ²	ft ²
Ground Floor	91.51	985
First Floor	85.32	918
Second Floor	56.98	613
TOTAL	233.45	2,516

The above floor area has been calculated on a Net Internal Floor Area Basis in accordance with the RICS Code of Measuring Practice (6th Edition).

ADDITIONAL ACCOMODATION

There is a single storey extension to the rear extending to 27.62 SQM (297 SQFT) which is out with our client's ownership and will be excluded from the sale.

GUIDE PRICE

£95,000

USE

The subjects are assumed to be permitted under Class 1A (Shops, financial, professional and other services) Use as per the Town and Country (Scotland) Act 1997 (As Amended 2023).



