



CONTACT: Mark McQueen, mark.mcqueen@shepherd.co.uk, 01224 202800, www.shepherd.co.uk/commercial-auctions



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.





ACOMMODATION	m²	ft²
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).











128 - 130 JOHN STREET, ABERDEEN, AB25 1LE

RATEABLE VALUE

The subjects have a rateable value of £13,500.

Rates Relief to include small business rates relief may be available with further information available upon request.

ENERGY PERFORMANCE CERTIFICATE

The premises have an Energy Performance Rating of TBC '

Further information and a recommendation report is available to seriously interested parties on require.

FOR SALE BY UNCONDITIONAL ONLINE AUCTION

www.shepherd.co.uk/commercial-auctions

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.

LEGAL PACK

The legal pack is available to view online.

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.

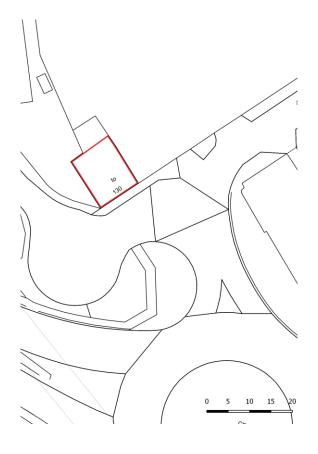
If the guide price is a bracket figure, the reserve price cannot exceed the top end of the bracket price.

BUYER FEES

The buyer's fee is 2% plus VAT subject to a minimum of £2,000 plus VAT.

VAT

See legal pack



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

Shepherd Chartered Surveyors 35 Queens Road, Aberdeen, AB15 4ZN 01224 202 800 Mark McQueen, mark.mcqueen@shepherd.co.uk, 01224 202800, www.shepherd.co.uk

