

VIDEO  
TOUR  
>>

AUCTION DATE  
17TH OCTOBER 2024  
@ 2:30 PM

### OFFICE PREMISES WITH YARD AREA

- > SITUATED WITHIN POPULAR INDUSTRIAL LOCATION
- > SIZE - 286.27 SQM (3,081SQFT)
- > 14 DEDICATED CAR PARKING SPACES
- > GUIDE PRICE - £175,000

FOR SALE

**4 MINTO DRIVE, ABERDEEN, AB12 3LW**

**CONTACT:** Mark McQueen, [mark.mcqueen@shepherd.co.uk](mailto:mark.mcqueen@shepherd.co.uk),  
[www.shepherd.co.uk](http://www.shepherd.co.uk) | [www.shepherd.co.uk/commercial-auctions](http://www.shepherd.co.uk/commercial-auctions)











INDICATIVE BOUNDARY ONLY

[www.shepherd.co.uk/commercial-auctions](http://www.shepherd.co.uk/commercial-auctions)



| ACCOMMODATION | m <sup>2</sup> | ft <sup>2</sup> |
|---------------|----------------|-----------------|
| Ground floor  | 286.27         | 3,081           |

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

**RATEABLE VALUE**

The subjects are currently entered in the Valuation Roll at a Rateable Value of £26,500.

An ingoing occupier would have the opportunity to appeal the rateable value.

**GUIDE PRICE:**

£175,000.

**ENERGY PERFORMANCE CERTIFICATE:**

The subjects have a current Energy Performance Rating of 'G'.

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





**FOR SALE BY UNCONDITIONAL ONLINE AUCTION**

[www.shepherd.co.uk/commercial-auctions](http://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.

**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 £1,500 plus VAT.

**LEGAL COSTS**

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

**LEGAL PACK**

The legal packs are available to view online.

**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](mailto:mark.mcqueen@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: SEPTEMBER 2024**