

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,
www.shepherd.co.uk | www.shepherd.co.uk/commercial-auctions



LOCATION:

The subjects are located within Altens Industrial Estate, one of Aberdeen’s prime and most popular commercial areas. The Estate is approximately 2 miles North of the City Centre and Harbour area of the City and also benefits from strong transport links to the city’s main arterial routes, particularly to the south via the A90. The location has been further enhanced via the Aberdeen Western Peripheral Route (AWPR) improving accessibility to the west and north.

More specifically the subjects are located on the East side of Minto Drive and is just a short distance from the Aberdeen South Harbour which was completed in 2023. Occupiers within the nearby vicinity include Briggs Marine, Redwing and GAC.

DESCRIPTION:

The subjects comprise a detached, single storey pavilion style building currently forming an office/training centre facility. The property is of block work construction, externally finished in pointed brick work to the front with a harled finish to the sides and rear. The roof over the property is pitched and clad in profile metal sheeting. To the front, there is an aluminium framed and glazed projection, which comprises an entrance vestibule, as well as the main reception.

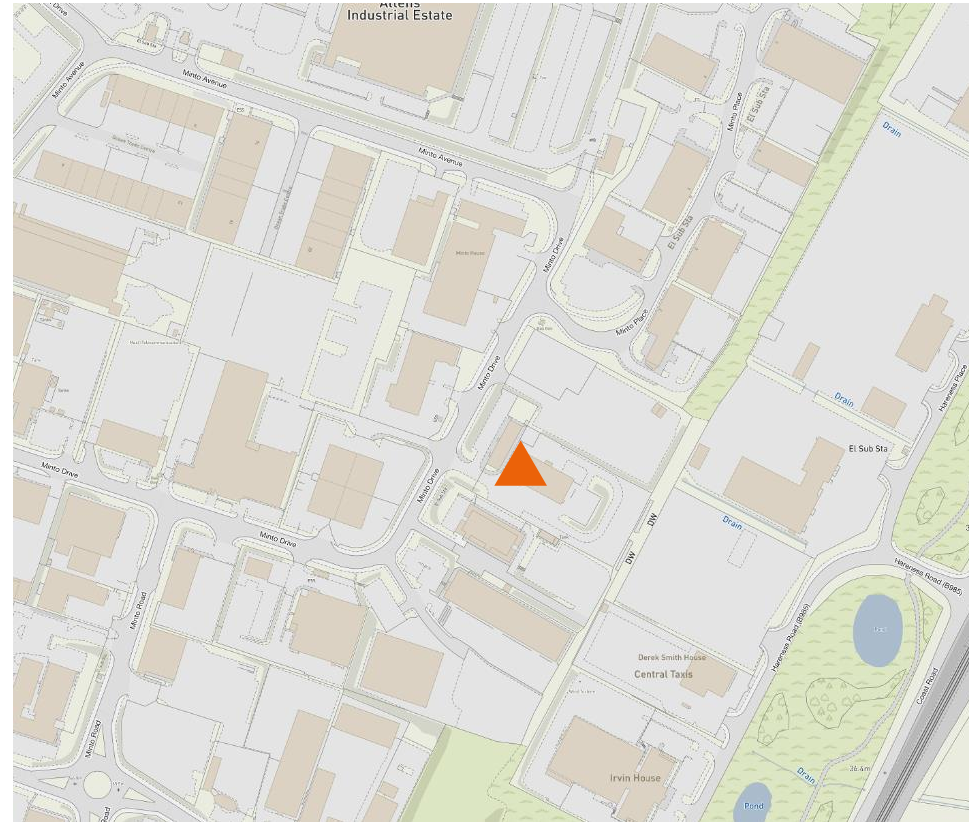
Internally, the accommodation provides a reception area along with open plan office accommodation with a number of private offices being created. In addition, there is a staff canteen and male, female and disabled w.c. facilities provided. Flooring throughout is generally carpeted, with walls being a mix of painted plasterboard and painted finish. Some areas have a suspended ceiling with installed.

CAR PARKING:

14 car parking spaces are located to the front of the premises.

YARD AREA:

There is a yard area to the north elevation of the building that can be utilised for storage purposes.





INDICATIVE BOUNDARY ONLY

www.shepherd.co.uk/commercial-auctions

ACCOMMODATION	m ²	ft ²
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 (6th 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

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

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**