

AUCTION DATE  
4TH DECEMBER 2024  
@ 2.30 PM

## ONLINE AUCTION

- > GIA – 189.8SQM  
(2,043SQFT)
- > REFURBISHED INTERNALLY  
AND EXTERNALLY
- > GUIDE PRICE - £35,000 PLUS  
VAT
- > ADJACENT TO PAPA JOHNS  
TAKEAWAY
- > CLOSE PROXIMITY TO UNION  
SQUARE

FOR SALE

1E BANK STREET, ABERDEEN, AB11 7ST

**CONTACT:** James Morrison, [j.morrison@shepherd.co.uk](mailto:j.morrison@shepherd.co.uk), 01224 202800, [www.shepherd.co.uk/commercial-auctions](http://www.shepherd.co.uk/commercial-auctions)



**LOCATION**

The subjects are located in Aberdeen City Centre and occupy a prominent position at the Bank Street and South College Street junction. More specifically, the property is located on the south side of Bank Street and forms part of the former Ferryhill Tavern.

Aberdeen’s Railway and Bus Station are just a short distance from the subjects along with Union Square, which is one of Aberdeen’s main shopping and leisure destinations.

**DESCRIPTION**

The subjects comprise of two single storey buildings of blockwork and timber construction with part of the upper ground floor being constructed over part of the lower ground floor all under a flat felt covered roof.

Internally the space is laid out to provide an open plan area within the lower ground floor with the upper ground floor previously being utilised as a kitchen along with various store areas and a w.c.

**ACCOMMODATION**

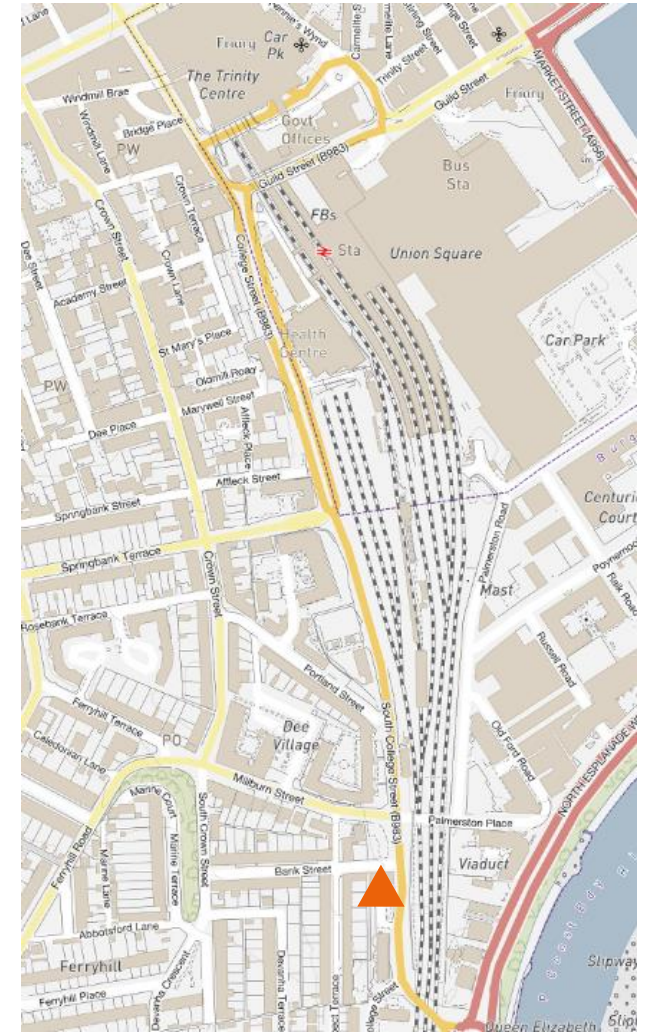
	SqM	SqFt
Lower Ground Floor	93.03	1,001
Upper Ground Floor	96.79	1,042
<b>TOTAL</b>	<b>189.82</b>	<b>2,043</b>

The above-mentioned areas have been calculated from architects plans on a Gross Internal Area basis in accordance with the RICS Code of Measuring Practice 6th Edition.

**GUIDE PRICE**

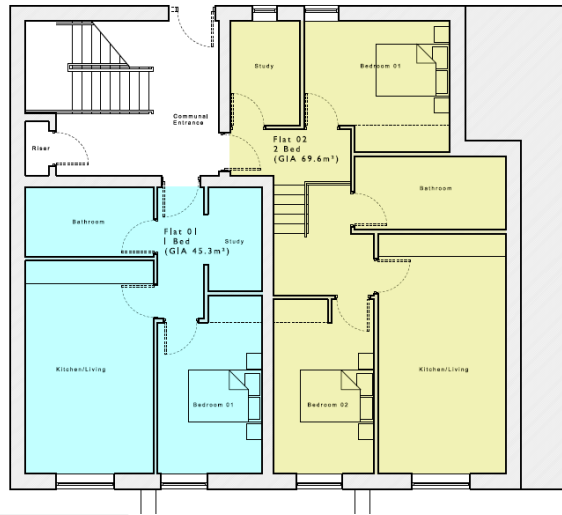
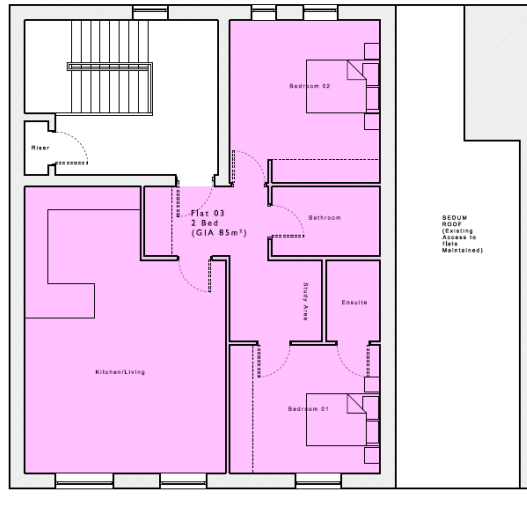
£35,000 PLUS VAT

**1E BANK STREET, ABERDEEN, AB11 7ST**



**RESIDENTIAL DEVELOPMENT**

Our client previously prepared plans for a potential residential redevelopment of the site for 3 flats. The plan of this scheme can be issued to interested parties upon request. However interests should make their own enquires with the planning authority.



**RATING**

The subjects are currently entered into the Valuation Roll at a Rateable Value of £6,800.

We would like to point out that an incoming occupier would have the opportunity to appeal this rateable value.

**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 subject to a minimum 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 £3,000 + VAT.

**LEGAL PACK**

The legal pack is available to view online .

**VAT**

The property is elected for VAT – see legal pack.

**ENERGY PERFORMANCE CERTIFICATE**

The subjects have an EPC Rating of D.

**1E BANK STREET, ABERDEEN, AB11 7ST**

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

James Morrison

35 Queens Road

Aberdeen, AB15 4ZN

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**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)

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