

AUCTION DATE  
4TH DECEMBER 2024  
@ 12:30 PM

## ONLINE AUCTION

- > CITY CENTRE RETAIL UNIT
- > SIZE – 64.90 SQM (700 SQFT)
- > IN CLOSE PROXIMITY TO LOCAL AND NATIONAL ROAD NETWORKS
- > GUIDE PRICE - £40,000

FOR SALE

**118 KING STREET, ABERDEEN, AB24 5BB**

**CONTACT:** Shona Boyd, [Shona.Boyd@shepherd.co.uk](mailto:Shona.Boyd@shepherd.co.uk) | Melanie Grant, [melanie.grant@shepherd.co.uk](mailto:melanie.grant@shepherd.co.uk)  
01224 202800, [www.shepherd.co.uk](http://www.shepherd.co.uk) | [www.shepherd.co.uk/commercial-auctions](http://www.shepherd.co.uk/commercial-auctions)

**LOCATION**

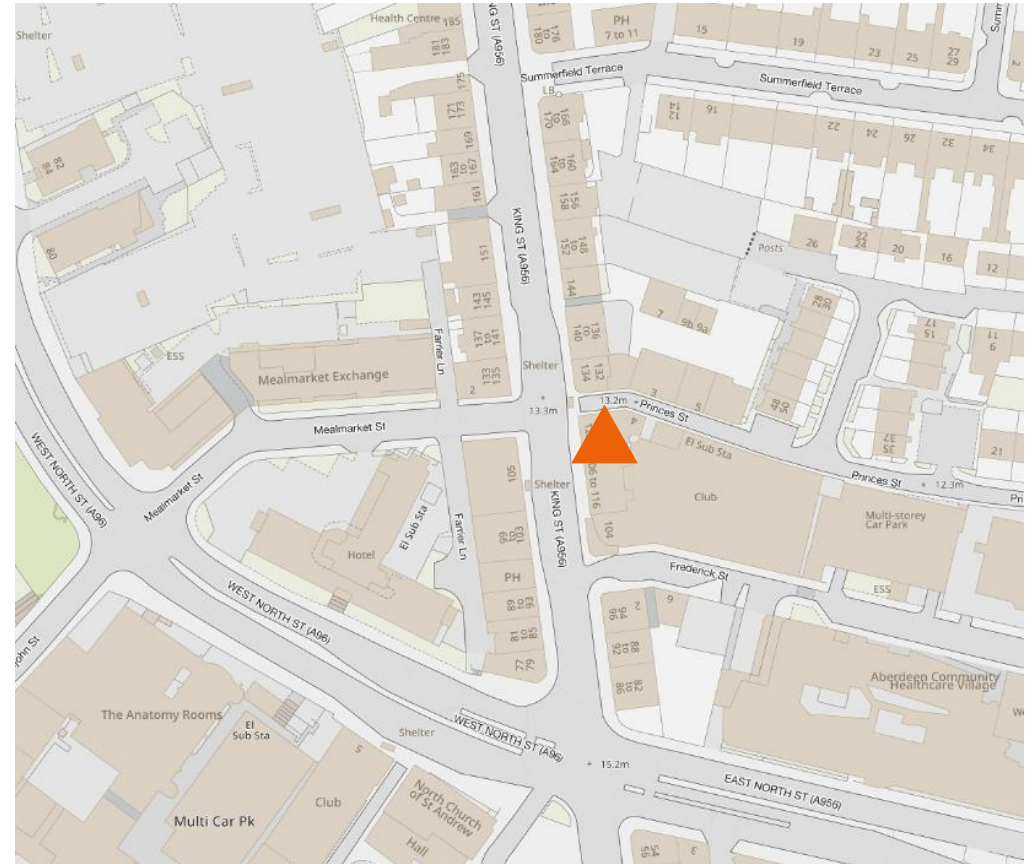
The subjects are located on the east side of King Street, in between its junctions with Princess Street and Frederick Street. King Street is one of the city's main arterial routes and consequently the subjects benefit from excellent connection to local and national road networks.

The property is within an area of mixed commercial and residential users. Nearby commercial occupiers include Tattooed Freak, James Mutch Ltd, Morrisons and Buzz Bingo.

**DESCRIPTION**

The subjects comprise a ground floor and basement retail unit contained within an end terraced three storey and attic building. The unit hosts a single-glazed retail frontage with access being via a single pedestrian door at street level.

Internally, the subjects provide a reception area to the front of the property, with two treatment rooms and a single W.C. to the rear. Natural light is provided by the display frontage, whilst artificial lighting is by way of pendant light fittings and LED strip lights.



**ACCOMODATION**

The below floor areas have been calculated on a Net Internal Floor Area Basis:

Accommodation	SQM	SQFT
Ground Floor	39	420
Basement	25.90	280
<b>Total</b>	<b>64.90</b>	<b>700</b>

The above-mentioned floor areas are calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

**GUIDE PRICE**

£40,000

**CURRENT USE**

It is assumed that the subjects benefit from Class 1A (Retail & Professional Services) use within the Town and Country Planning (Scotland) Act 1997.

**ENERGY PERFORMANCE CERTIFICATE**

Further information and a recommendation report are available to seriously interested parties upon request



**FOR SALE BY UNCONDITIONAL ONLINE AUCTION**

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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

**LEGAL COSTS**

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

**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 1.5% plus VAT subject to a minimum of £2,500 plus VAT.

**LEGAL PACK**

The legal pack is available to view online.

**VAT**

See legal pack.

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

**Shona Boyd**

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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 202 814

**Shona Boyd**, [Shona.Boyd@shepherd.co.uk](mailto:Shona.Boyd@shepherd.co.uk), 01224 202814, [www.shepherd.co.uk](http://www.shepherd.co.uk) | [www.shepherd.co.uk/commercial-auctions](http://www.shepherd.co.uk/commercial-auctions)

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