

AUCTION DATE  
4<sup>TH</sup> DECEMBER 2024  
@ 2:30 PM

VIDEO  
TOUR  
>>

## ONLINE AUCTION

- > SIZE – 705.77 SQM (7,598 SQFT)
- > GUIDE PRICE - £175,000
- > PROMINENT ROADSIDE LOCATION
- > SUITABLE FOR ALTERNATIVE USES SUBJECT TO PLANNING
- > CLOSE PROXIMITY TO A96

FOR SALE

**HUNTLY MOTORS, WEST END GARAGE, DEVERON ROAD, HUNTLY, AB54 4UL**

**CONTACT:** James Morrison, [j.morrison@shepherd.co.uk](mailto:j.morrison@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 property can be found within the small town of Huntly, which stands approximately 38 miles north west of Aberdeen city centre. Huntly can be reached by way of the main A96 route, which leads ultimately towards Elgin and thereafter Inverness.

The subject property is situated on the south side of Deveron road a short distance to the east of the A96. Deveron road, also known as the A920 is the principal road into passing traffic.

**DESCRIPTION**

The subject property comprises a car sales premises including a main building with two smaller lean-to additions and ancillary car parking/yard space to the front and side within a site which extending to approximately 0.19 hectares (0.49 acres) or thereby.

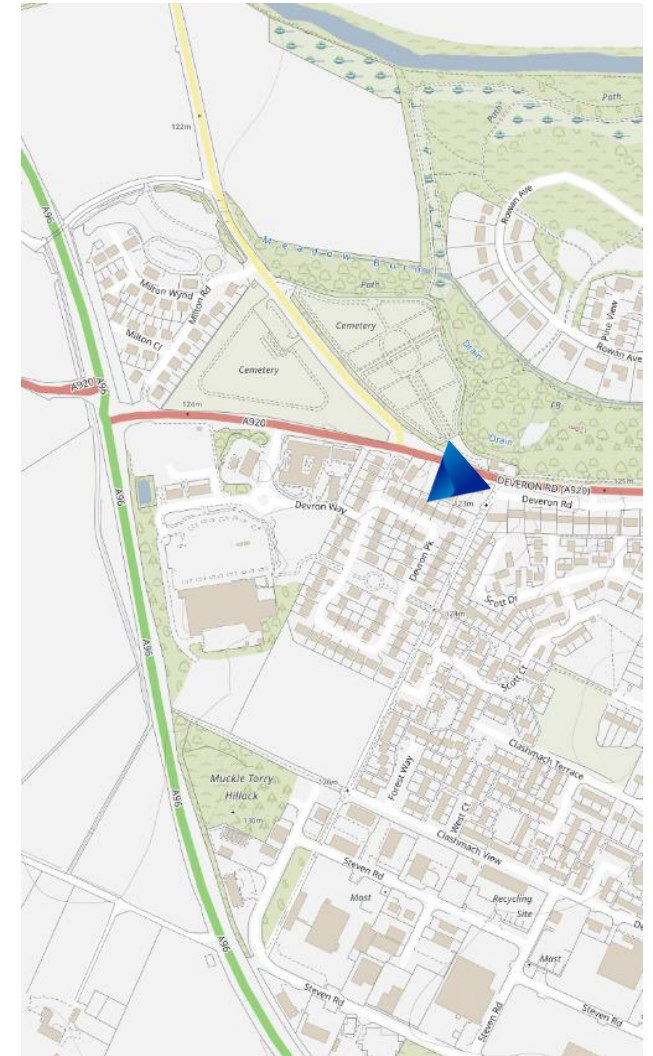
The main building on site is set back slightly from Deveron Road and comprises a detached single storey building of concrete block wall construction with a mixture of painted and harled finishes. The roof over is pitched and clad in corrugated asbestos cement sheeting.

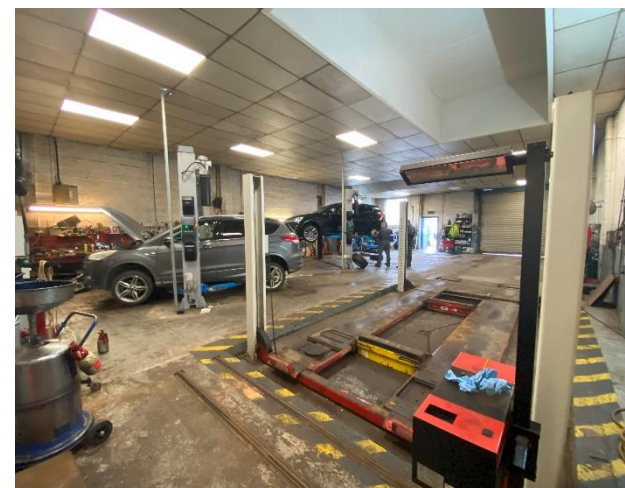
Within the front elevation, there is a pedestrian access door which leads into a large open showroom area with further access via the sliding display windows. This area has solid concrete floor which is overlaid with tiles while the walls are partly brick lines and partly plasterboard lines. A suspended acoustic tile ceiling has been installed which has inset fluorescent strip lighting. To the east of the main workshop there are two offices and two sets of toilets.

To the rear of the showroom there is access to a waiting area together with reception and smaller office behind and thereafter a parts store which has access to a mezzanine level via a flight of timber stairs.

The workshop has a concrete floor and painted block walls with a suspended acoustic tile ceiling together with inset fluorescent strip lighting. The eaves height is 3.8 meters and vehicular access is via a roller shutter door measuring 3.6M wide by 3.5M high.

Heating is provided by way of a central heating system feeding a series of steel pressed radiators.





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**RATING**

The subjects are currently entered in the Valuation Roll at a Rateable Value of £29,000. An incoming occupier would have the opportunity to appeal this figure and should make their own enquires as to the timescales for such an appeal.

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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 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 3% + VAT

**LEGAL PACK**

The legal packs are available to view online.

**VAT**

All figures quoted are exclusive of VAT at the prevailing rate.

**ENERGY PERFORMANCE CERTIFICATE**

The subjects currently have an EPC rating of B.

ACCOMMODATION	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	672.65	7,241
Mezzanine Storage	33.12	357
TOTAL	705.77	7,598

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

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

James Morrison

35 Queens Road

Aberdeen AB15 4ZN

Tel: 01224 202800

[j.morrison@shepherd.co.uk](mailto:j.morrison@shepherd.co.uk)



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

**Shepherd Chartered Surveyors** 35 Queens Road, Aberdeen, AB15 4ZN 01224 202800  
James Morrison, [j.morrison@shepherd.co.uk](mailto:j.morrison@shepherd.co.uk) [www.shepherd.co.uk/commercial-auctions](http://www.shepherd.co.uk/commercial-auctions)

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