



FOR SALE / MAY LET

**Unique Opportunity
within Aberdeenshire**

Located in close proximity to
A96 National Road Network

Enquiries invited for a range of
commercial uses

Available as whole or in part

**Offers over £150,000
for whole building**

VIRTUAL TOUR 

**FORMER ARCHAEOLINK, OYNE, INSCH, ABERDEENSHIRE
AB52 6QP**

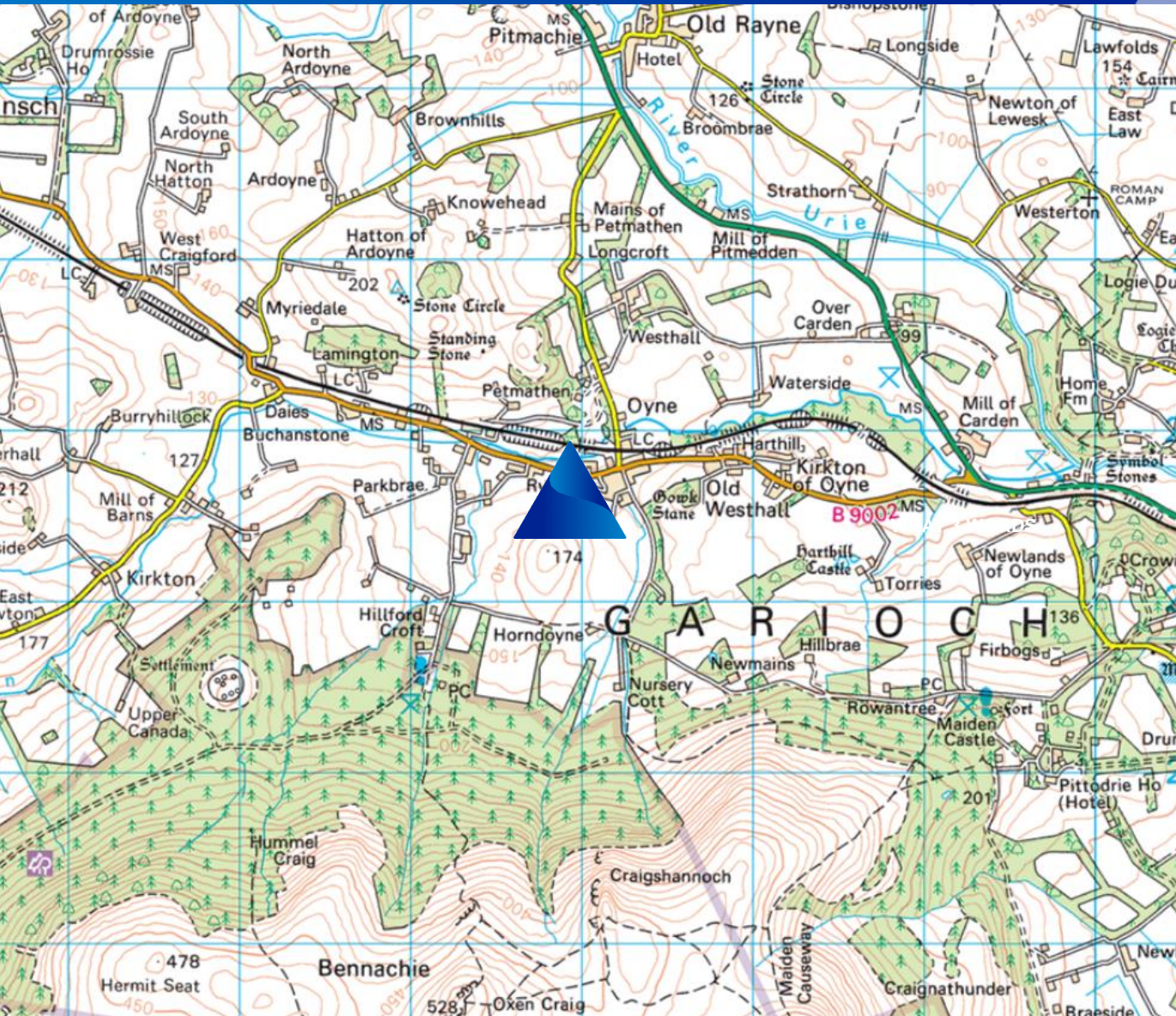
**CONTACT: Shona Boyd, shona.boyd@shepherd.co.uk | Melanie Grant, melanie.grant@shepherd.co.uk |
01224 202800 | shepherd.co.uk**





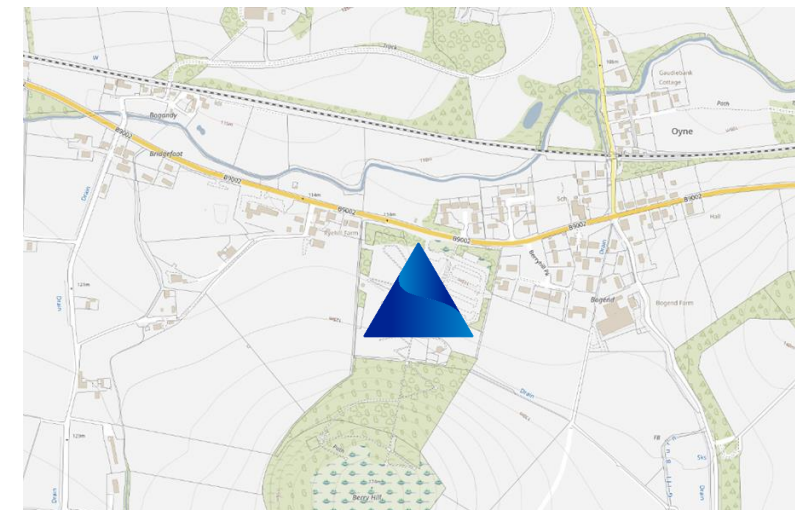
Location

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ABERDEENSHIRE AB52 6QP



The site is located on the B9002, approximately 1 mile west of its junction with the A96 to the west of the village of Oyne in Aberdeenshire. Oyne is a settlement located approximately 3 miles southeast of Inch and set against the backdrop of the Bennachie hill range.

The towns of Oldmeldrum and Inverurie also lie to the east approximately 8 miles and 10 miles enters, respectively. The site therefore benefits from excellent access to local and national infrastructure, providing a unique position in Aberdeenshire's countryside.



WHAT THREE WORDS



Description

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The overall site comprises land across mixed level and terrain. The portion of the site which is being marketed pertains to the middle section where a concrete structure has been erected, which historically formed the Archaeolink exhibition and visitor centre. The structure has been designed to meld into its rural setting so that the landscape rolls across. Across the roof is grass, which rises like a conical hill similar to its surroundings.

Pedestrian access to the site is via a pathway that enters a sheltered valley shape up the main entrance. Internally the building provides a predominately open plan area which allows for circulation to all parts of the building. This unique space lends itself to a variety of commercial uses which can breathe life into the space, we would welcome enquiries of various natures.

Accommodation

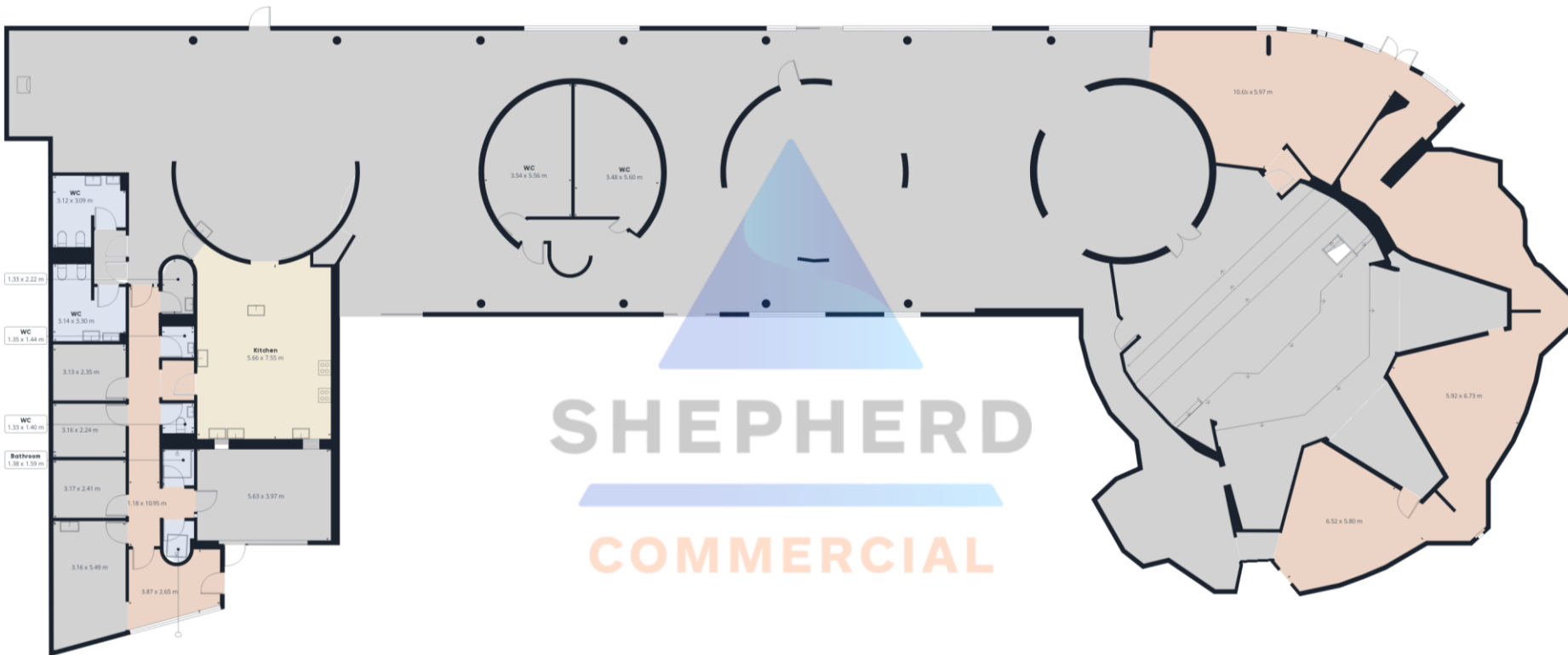
	m ²	ft ²
Total	1,163	12,518

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



Floor Plans

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ABERDEENSHIRE AB52 6QP



SHEPHERD
COMMERCIAL



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.



Aerial Photographs

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ABERDEENSHIRE AB52 6QP





Infographics

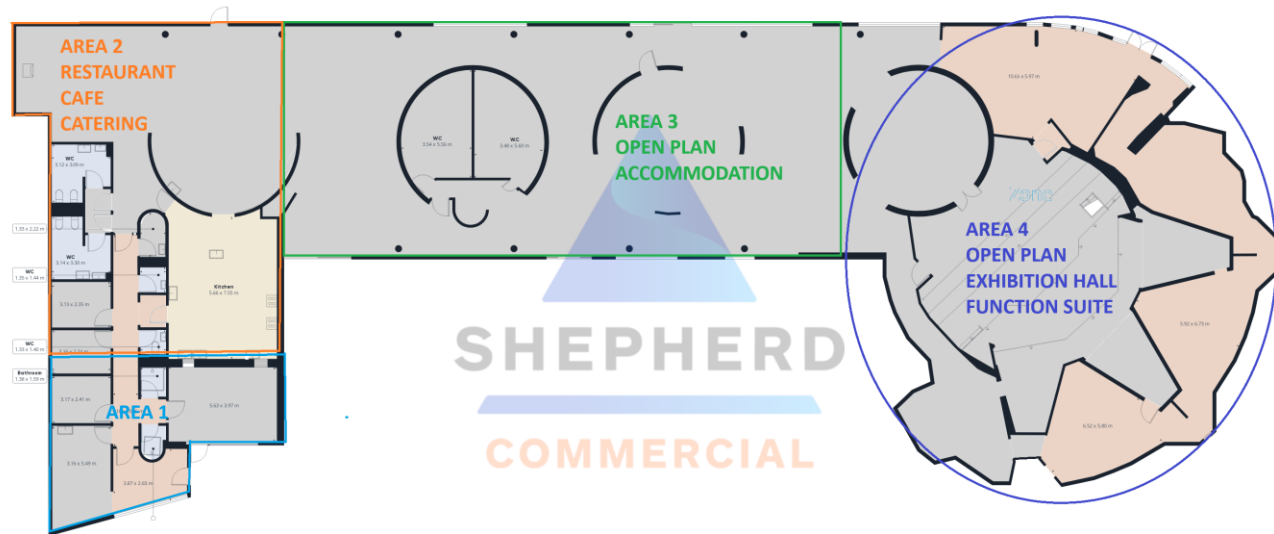
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Planning

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The former Archaelink structure provides a unique opportunity for an incoming occupier. We would welcome enquiries of a range of natures, for the whole of the building or in part. We would highlight that due consideration over planning requirements will require investigation by any interested parties based on a specific intended use.

Please see indicative floor plan (left) which provides an example of how this space could be split.





Price

Offers over £150,000 are sought for the whole building.

There is scope to sub-divide the building to form separate units, we would welcome enquiries on this basis to contact for further discussion.

Rental & Lease Terms

Consideration will be given to enquiries of a letting nature, with further details available on request.

Rateable Value

The subjects are currently entered into the Valuation Roll at a Rateable Value of £30,000. An incoming occupier will have the opportunity to appeal this figure.

Energy Performance Certificate

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

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

VAT

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

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction. The incoming purchaser/tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

Get in Touch

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



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Melanie Grant

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Shepherd Chartered Surveyors

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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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