



**BAKERY CONTAINED
WITHIN INTERCONNECTING
WORKSHOP BUILDING**

- > FIXED PRICE £360,000
- > GIA 1019.42 SQM (10,973 SQ.FT)
- > WITHIN ESTABLISHED INDUSTRIAL LOCATION

FOR SALE

20 ST MACHAR ROAD, ABERDEEN, AB24 2UU

CONTACT: James Morrison, j.morrison@shepherd.co.uk 01224 202800 www.shepherd.co.uk



LOCATION

The subjects themselves can be found within the Tillydrone area of Aberdeen on the east side of St Machar Road, towards its northern end. St Machar Road is a cul-de-sac, which is positioned directly to the north of St Machar Drive, being considered a major route linking King Street and the old town to the north and the airport.

DESCRIPTION

The subjects comprise a bakery contained within interconnecting workshop building and adjoining offices and yard. The workshops are of brick construction rendered externally, with walls incorporating timber framed windows and two vehicle entrance doors. The roof over the workshop space is clad in asbestos cement sheeting. Two small single storey brick extensions and the rear elevation provide boiler house and oil tank house accommodation. A further small single storey brick extension provides a wash house facility. The main offices serving the subjects are located at first floor level within a two storey brick building fronting St Machar Road.

Internally, within the workshops the floors are concrete with the walls being generally plastered and painted. Suspended ceilings are provided throughout most areas incorporating fluorescent lighting. The first floor space has two private offices, general office with walk-in safe and a toilet.

At ground level within the office block the floor is concrete throughout, with the space being split to form the main entrance with toilet off, together with compressor room, wash room and store. The first floor space two private offices, general office with walk-in safe and a toilet.

PRICE

Offers over £360,000 are sought for our client's interest in the subjects

ENERGY PERFORMANCE CERTIFICATE

The subjects have a current Energy Performance Rating of 'C'

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

RATING

The subjects are currently entered into the Valuation Roll at £45,500.

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

VAT

All rent, prices, premiums etc are quoted exclusive of VAT.

ACCOMMODATION	SQM	SqFt
Main Bakery	778.10	8,375
Locker Room	31.52	339
Wash Room	8.97	97
Boiler House	23.37	252
Wash Room & Stores	88.73	955
Offices	88.79	955
TOTAL	1,019.42	10,973



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

Shepherd Chartered Surveyors 35 Queens Road, Aberdeen, AB15 4ZN
James Morrison, j.morrison@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. PUBLICATION: NOVEMBER 2019