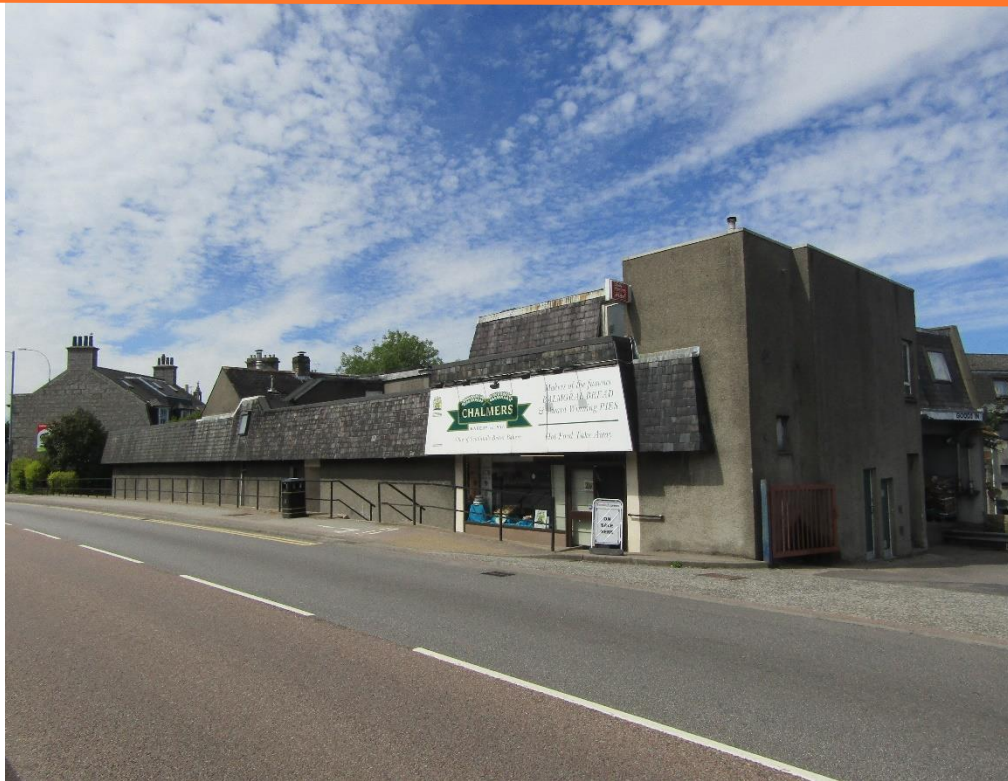


FOR SALE

RETAIL WITH BAKERY –
REDEVELOPMENT OPPORTUNITY

13 – 15 AUCHMILL ROAD, BUCKSBURN, AB21 9LB



- **REDEVELOPMENT OPPORTUNITY**
- **GIA: 931 SQ.M (10,024 SQ.FT)**
- **PRICE: OFFERS INVITED**

VIEWING & FURTHER INFORMATION:

Adam Honeyman –
a.honeyman@shepherd.co.uk

James Morrison –
j.morrison@shepherd.co.uk

Tel: 01224 202800
www.shepherd.co.uk

LOCATION:

The subjects are located on the north side of Auchmill Road within the Bucksburn area of the city. The surrounding area is a mix of retail and residential with occupiers including TSB Bank and Lloyds Pharmacy as well a range of local retailers including food retailers and a florist.

The Ordnance Survey extract overleaf is for identification purposes only.

DESCRIPTION:

The property comprises a ground floor retail unit and a bakery along with food prep and storage areas. On the first floor is further storage and basic offices, a locker room and W.C.

There is a gated tarmac yard area on the east side of the premises where a raised loading bay provides access for goods to the building.

We believe the subjects lend themselves to redevelopment and interested parties should contact the local planning authority regarding the suitability of any proposed development of the site.



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ACCOMMODATION:

The subjects provide the following accommodation:-

ACCOMMODATION	M ²	FT ²
Ground Floor	660	7,104
Shop	39	423
FF Offices	90	969
FF Staff & Storage	142	1,528
Total	931	10,024

The foregoing areas have been calculated on a gross internal area basis in accordance with the Code of Measuring Practice (Sixth Edition) as prepared by the RICS.

PRICE:

Offers are invited for our clients heritable interest.

RATING:

The subjects are currently entered into the Valuation Roll at a Rateable Value of £36,500. We would point out that an incoming occupier would have the opportunity to appeal the Rateable Value.

ENERGY PERFORMANCE CERTIFICATE:

The subjects have a current Energy Performance Rating of C.

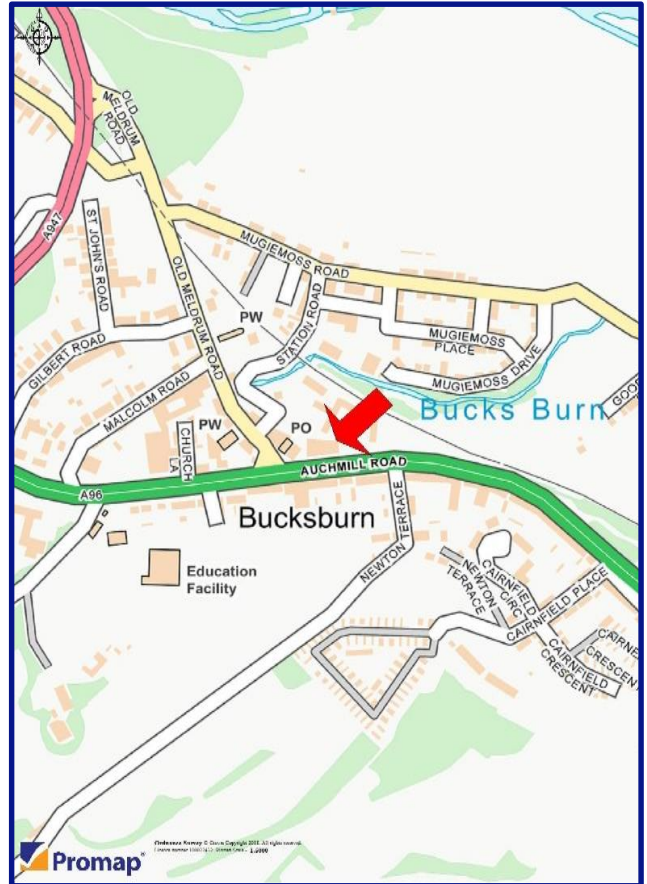
Further information and a recommendation report is available to seriously interested parties on request.

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 with the ingoing occupier being responsible for any LBTT and Registration Dues.



ENTRY DATE:

Upon conclusion of Legal Missives.

VIEWING:

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

Shepherd Chartered Surveyors
35 Queens Road,
Aberdeen,
AB15 4ZN

Publication Date: July 2018
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