

14 WELLINGTON STREET, ABERDEEN, AB11 5BT



- OFFERS OVER £325,000
- WALKING DISTANCE TO UNION SQUARE AND UNION STREET
- PROPERTIES MAINTAINED TO A HIGH STANDARD
- 4 X FLATS, CH, DG
- 3 X 3 BED FLAT WITH HMO
- 1 X 2 BED FLAT

LOCATION:

The subjects are located on Wellington Street which is situated in close proximity to Aberdeen Beach which has a number of retail and leisure operators close by commercial occupiers nearby include DW Fitness, Cineworld, Asda, Aldi and Cadonas. There are also good public transport facilities which makes the remainder of the city easily accessible and the property is also within walking distance of Union Square.

The Ordnance Survey Extract is for identification purposes only.

DESCRIPTION:

The subjects comprise four flats located on the first and attic floors of an end terraced two storey and attic block containing four flats on the upper floors with the ground floor being occupied by a public house known as the Fittie Bar. The subjects were originally constructed around 1820's and formed part of a mixed locality lying adjacent to Aberdeen Harbour. The main walls are constructed of pointed stonework with a pitched roof over which has been clad with slates and incorporates a number of dormer projections to the front and rear.

Heating and hot water are provided within the flats by individual gas combination boilers which supply radiators throughout. The flats are served with main supply of electricity, water and gas and drainage is assumed to be to the main public sewer.

We have been advised that extensive roof repairs were carried out circa 12 months ago, new boilers recently installed and redecorated and kept to a high standard.

RESIDENTIAL TENANCIES

At the current time 14A is leased for £435 per calendar month which commenced on the 2nd March 2018 and 14B is leased at a rent of £750 per calendar month with the lease commencing on the 31st August 2018. The Private Residential Tenancy agreements can be provided to interested parties upon request. The two remaining flats are currently on the market at £400 pcm (14C) and £540 pcm (14D).

VIEWING & FURTHER INFORMATION:

Shepherd Chartered Surveyors
35 Queens Road
Aberdeen
AB15 4ZN

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

Alistair Nicol
Alistair.nicol@shepherd.co.uk

Tel: 01224 202800
Fax: 01224 202802
www.shepherd.co.uk

14 WELLINGTON STREET, ABERDEEN, AB11 5BT

ACCOMMODATION:

The subjects provide the following accommodation:-

ACCOMMODATION	M ²	FT ²
Flat A – First Floor Entrance Hallway, living room, two bedrooms, kitchen and bathroom with W.C.	44	473.61
Flat B – First Floor Entrance Hallway, living room and kitchen on open plan, three bedrooms and bathroom with W.C.	59	635.07
Flat C – Attic Floor Entrance Hallway, living room, three bedrooms, kitchen and bathroom with W.C.	46	495.14
Flat D – Attic Floor Entrance Hallway, living room, three bedrooms, kitchen and bathroom with W.C.	50	538.19

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.

ENERGY PERFORMANCE CERTIFICATE:

The properties currently have the following EPC Rating:

- Flat 14 A – C
- Flat 14 B – C
- Flat 14 C – E
- Flat 14 D – D

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

RATING:

The subjects currently have the following Council Tax Bands:

- Flat 14 A – B
- Flat 14 B – B
- Flat 14 C – B
- Flat 14 D – B

PRICE:

Offers in Excess of £325,000 are invited.



LEGAL COSTS:

Each party will be responsible for their own legal costs incurred in the transaction with the purchaser being responsible for any LBTT and Registration Dues.

VAT:

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

VIEWING:

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

Shepherd Chartered Surveyors
35 Queens Road, Aberdeen, AB15 4ZN
Publication Date: January 2019
Contact: James Morrison/Alistair Nicol
Email: j.morrison@shepherd.co.uk
alistair.nicol@shepherd.co.uk
Tel: 01224 202800 Fax: 01224 202802