

## INDUSTRIAL PREMISES WITH DEVELOPMENT POTENTIAL

- > SITUATED WITHIN  
RESIDENTIAL AREA
- > SITE AREA – 4,569.46M<sup>2</sup>  
(49,185FT<sup>2</sup>)
- > SUITABLE FOR  
RESIDENTIAL  
DEVELOPMENT SUBJECT  
TO PLANNING



# FOR SALE

**54 MENZIES ROAD, ABERDEEN, AB11 9HJ**

Mark McQueen, [mark.mcqueen@shepherd.co.uk](mailto:mark.mcqueen@shepherd.co.uk), 01224 202800 [www.shepherd.co.uk](http://www.shepherd.co.uk)  
**CONTACT:** Steve Barnett, [s.barnett@shepherd.co.uk](mailto:s.barnett@shepherd.co.uk), 0141 331 2807  
James Morrison, [james.morrison@shepherd.co.uk](mailto:james.morrison@shepherd.co.uk)



## LOCATION

The subjects are located within the Torry area of Aberdeen to the South of Aberdeen City Centre. Torry is mainly a large residential area, however it is well served with commercial uses to include retail and industrial. Menzies Road is accessed via Victoria Road, which is essentially the main retail thoroughfare within Torry and a number of national and local operators are located here. There is also a busy industrial location to the East of the subjects providing further commercial uses for the area. Menzies Road itself is mainly a residential street with some commercial operations nearby. The subjects extend from Menzies Road to South Esplanade West to the rear. South Esplanade West is dominated by stone built industrial premises

## DESCRIPTION

The premises comprise of a substantial industrial operation with a large site coverage. The building to the front provides the main reception area for the current use but has previously been utilised as a car showroom on the ground floor with w.c. facilities and offices above. Offices are located first floor level.

There is a small yard area to the west of the building to the front of the main warehouse area. Access to the warehouse is via a roller shutter down and ramp access to the warehouse. The warehouse area consists of various bays and is utilised as both an accident repair centre and parts warehouse. The parts warehouse is essentially a first floor warehouse area over part of the accident repair centre.

## ACCOMMODATION

ACCOMMODATION	SqM	SqFt
Warehouse	1,461.6	15,732
Workshop – South Esplanade West	2,582.1	27,793
Covered Parking – Menzies Road	187.4	2,017
Ground Floor Office	172.9	1,861
First Floor Office	19.7	212
First Floor Office	219.20	2,359
<b>TOTAL</b>	<b>4,642</b>	<b>49,974</b>

The above floor areas are provided on a Gross Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition)

## SITE AREA

The subjects extend to a site area as follows:

0.46 hectares (1.15 acres)

The above site area has been calculated using ordnance survey software



**RATEABLE VALUE**

The subjects are entered into the valuation as follows:

Garage                      £182,000

There is a rating appeal outstanding at present.

**ENERGY PERFORMANCE CERTIFICATE**

An Energy Performance Certificate along with a recommendation report is available to seriously interested parties on request.

**PRICE**

Offers are invited for our clients interest in the subjects.

Offers which do not contain suspensive conditions will be looked upon favourably however conditional offers will be entertained dependent upon the level of information provided.

**VAT**

All figures quoted an exclusive of vat at the prevailing rate.

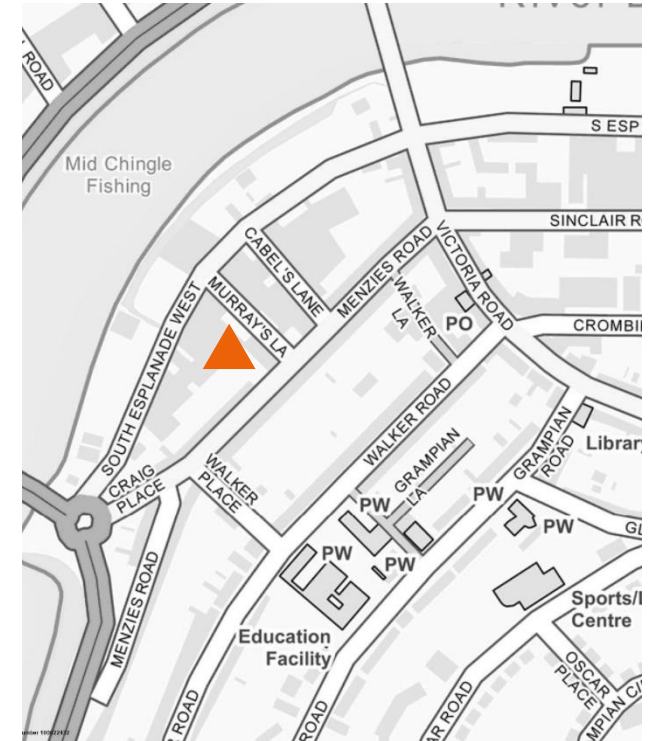
**PLANNING:**

We believe the site lends itself to a number of uses including residential. The site itself lies within a Mixed Use Area (H2)

Policy H2 states:

*Applications for development or change of use within Mixed Use Areas must take into account the existing uses and character of the surrounding area and avoid undue conflict with the adjacent land uses and amenity. Where new housing is proposed, a satisfactory residential environment should be created which should not impinge upon the viability or operation of existing businesses in the vicinity. Conversely, where new industrial, business or commercial uses are permitted, development should not adversely affect the amenity of people living and working in the area.*

Any potential purchasers should make their own enquires to the local planning authority to establish the suitability of their proposed scheme.



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

Shepherd Chartered Surveyors 35 Queens Road, Aberdeen, AB15 4ZN, 01224 202800

Mark McQueen/James Morrison, [Mark.mcqueen@shepherd.co.uk](mailto:Mark.mcqueen@shepherd.co.uk)/[james.morrison@shepherd.co.uk](mailto:james.morrison@shepherd.co.uk) [www.shepherd.co.uk](http://www.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. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. PUBLICATION: MARCH 2020

