

PROFESSIONAL SERVICES PREMISES

- > SIZE – 95.40 SQM. (995 SQFT)
- > PRICE - £85,000
- > RENTAL – £9,500 PER ANNUM
- > 100% RATES RELIEF AVAILABLE TO QUALIFYING OCCUPIERS
- > SUITABLE FOR A RANGE OF COMMERCIAL USES

FOR SALE/TO LET

FORMER VETS, BRUNTLAND ROAD, PORTLETHEN AB12 4QL

CONTACT: Shona Boyd, Shona.Boyd@shepherd.co.uk 01224 202800 www.shepherd.co.uk



LOCATION

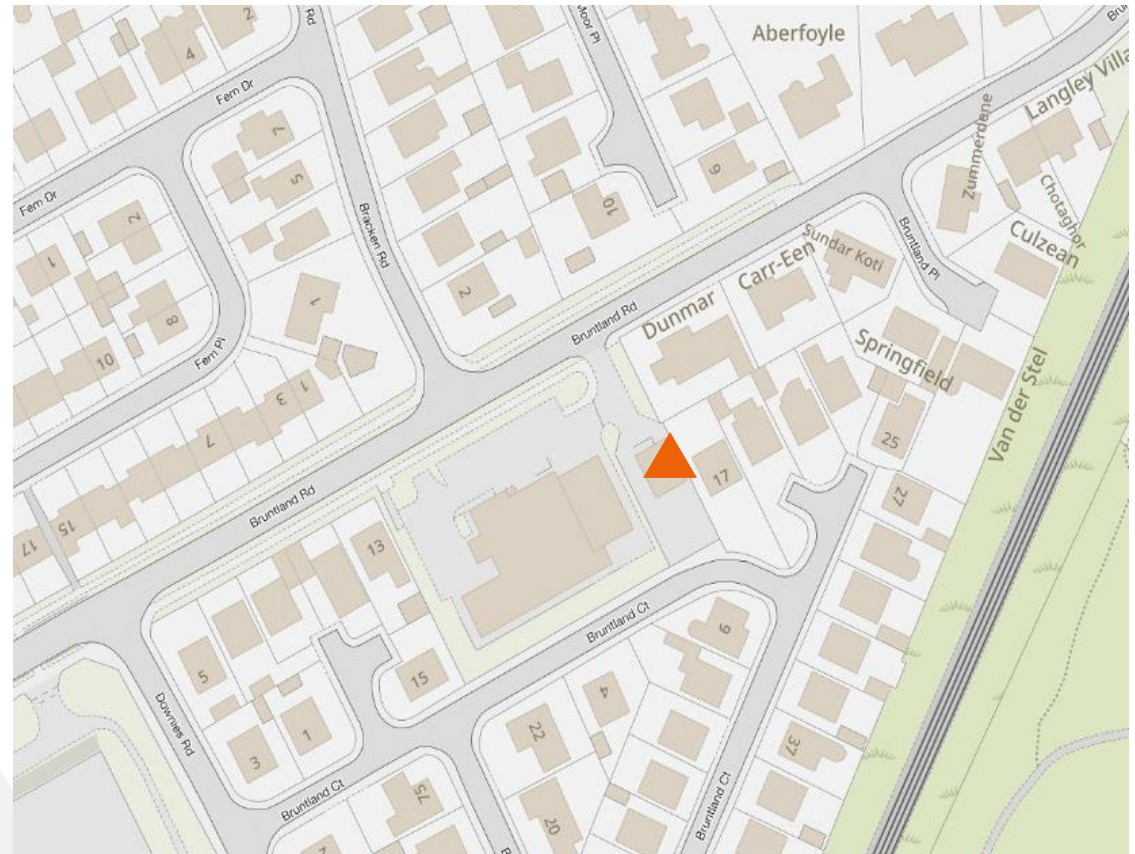
The subjects are located within Portlethen, a popular and well established residential, retail and commercial/industrial location to the immediate south of Aberdeen adjacent to the A92 dual carriageway. As such the location gives quick access to the national and local road networks as well as to the city of Aberdeen. The property itself is located on the southeast side of Bruntland Road between its junctions with Downies Road and Bruntland Place. The location is primarily residential in nature however immediately adjacent is an office/training centre and nearby is a secondary school.

DESCRIPTION

The subjects comprise a detached single storey former vets surgery with ancillary car park to the rear. The building is of brick/block construction harled externally to the side elevations and clad in reconstituted stone blockwork to the front and rear. The roof over is pitched and laid in concrete tiles. Windows are of timber single glazed design and access is via pedestrian doors to both the front and rear elevations.

The property has until recently been a vet surgery and as such, internally it is currently split to give a large reception/waiting room, operating and recovery room, several consulting rooms, stores and staff WC. The space has concrete floors (with the exception of the operating areas which have raised timber floors) overlaid in a mix of lino and laminate finishes. Walls and ceilings are plasterboard and painted.

The subject site is accessed by a shared tarmac drive from Bruntland Road and there is a small area of parking to the front of the building. To the rear is a larger gravel covered carpark bounded by block walls/hedging which provides parking for 6/8 vehicles.



ACCOMMODATION

ACCOMMODATION	m ²	ft ²
Ground Floor	95.40	995
Total	95.40	995

The above-mentioned floor areas are calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

PRICE

£85,000 is sought for our client's interest in the premises.

RENTAL

£9,500 per annum.

ENERGY PERFORMANCE CERTIFICATE

The subjects currently have an EPC rating of "G"

Further information and a recommendations report are available to seriously interested parties upon request.

RATEABLE VALUE

The Rateable value as of 1st April 2023 for the subjects is shown on the Scottish assessors' website as £6,800 per annum

The subjects would therefore qualify for 100% small business rates relief should a qualifying occupier be identified.

VAT

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

LEGAL COSTS

Each party will be responsible for their own legal costs associated with the transaction with the ingoing tenant being responsible for any registration dues, LBTT, etc.



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

Shepherd Chartered Surveyors 35 Queen's Road, Aberdeen AB15 4ZN
Shona Boyd, Shona.Boyd@shepherd.co.uk 01224 202800 www.shepherd.co.uk

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: JANUARY 2024**