

FOR SALE

Office/Retail Premises

On instruction of:



Suitable for a range of
commercial uses

100 % rates relief available to
qualifying occupiers

Size – 112.95 SQM (1,216 SQFT)

Price - £80,000



WHAT 3 WORDS

115 VICTORIA ROAD, TORRY, ABERDEEN, AB11 9LX

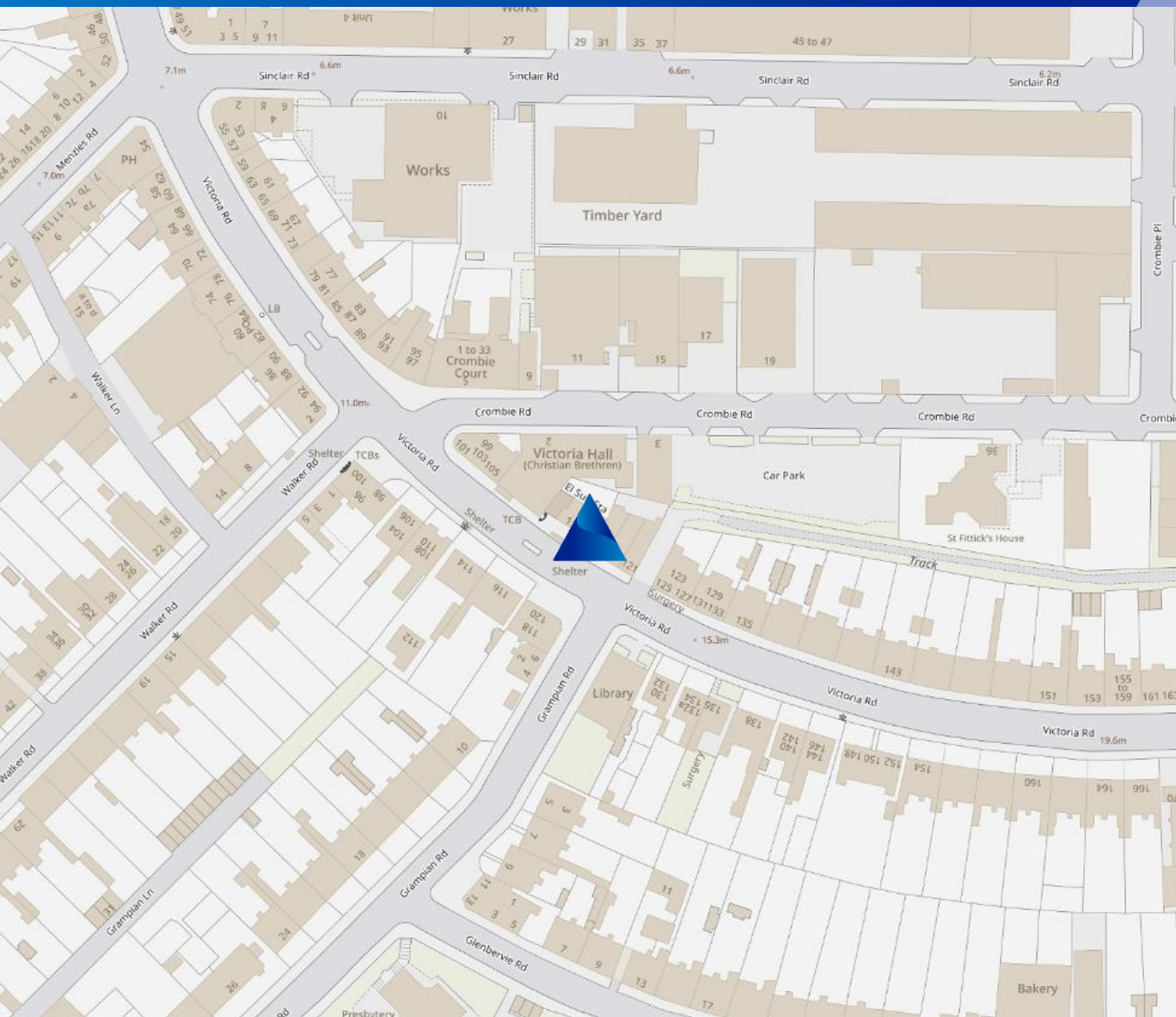
CONTACT: Melanie Grant | melanie.grant@shepherd.co.uk | 01224 202800 | shepherd.co.uk





Location

115 VICTORIA ROAD, TORRY, ABERDEEN, AB11 9LX



The subjects are located within the Torry area of Aberdeen, a short distance to the south of the city centre and have quick access to the local and national road networks. Victoria Road is the main thoroughfare through Torry, and this part of Victoria Road serves as the prime retailing area for the locality, with a mixture of local and national retailers occupying ground floor units, with residential accommodation typically at upper levels.

The property is located on the east side of Victoria Road in close proximity to its junction with Grampian Road, in a mixed-use area. Commercial occupiers in the vicinity include Studio 117 and King Kebab & Pizza.



FIND ON GOOGLE MAPS



Description

115 VICTORIA ROAD, TORRY, ABERDEEN, AB11 9LX



The subjects comprise a two storey semi detached building of blockwork construction externally finished in a mix of pointed granite, harling and zinc cladding. The roof is pitched and clad in zinc, incorporating velux style roof lights to the rear.

Internally, the property is laid out to provide office and staff accommodation over two floors. The ground floor is generally finished with carpeted solid concrete flooring, painted plasterboard lined walls and a suspended ceiling grid over with onset strip lighting. Male and female staff changing and shower rooms are located to the rear. A fixed staircase provides access to the first floor which provides further office and staff areas. A single WC is also located and at first floor level.

The subjects were most recently utilised as a local police station but are deemed suitable for a range of commercial uses.

Accommodation

	m ²	ft ²
Ground Floor	45.05	485
First Floor	67.90	731
TOTAL	112.95	1,216

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



Description

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Price

£80,000 exclusive of VAT is sought for our client's interest in the premises.

Rateable Value

The property is currently entered into the Valuation Roll at a rateable value of £11,000.

100% rates relief is available to qualifying occupiers via the Small Business Bonus Scheme.

Energy Performance Certificate

The subjects currently have an EPC rating of 'D'.

Further information and a recommendations report are available to seriously interested parties upon 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 in the transaction. The incoming purchaser/tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

VETTING CAVEAT

Prior to entering into any legal agreement for the sale of the subjects pursuant to any offer received in response to this marketing exercise, in order to comply with Anti Money laundering Regulations and in fulfilment of the policing principles bidders will be subject to vetting. For this purpose, bidders must submit with their offer the following information to allow a vetting check to be completed:- (a) where the bidder is an individual or individuals, the full name (including middle names), address (including full postcode), and date of birth of each bidder; or (b) where the bidder is a Partnership or Trust, the full name (including middle names), address (including full postcode), and date of birth of each Partner or Trustee and the full name (including middle names), address (including full postcode), and date of birth of each Trustor and any other persons who have power of representation, decision or control over in respect of the Partnership or Trust or otherwise connected to it; or (c) where the bidder is a company, a copy of the Certificate of Incorporation of the Company and, in respect of any company not listed on a regulated market, the full name (including middle names), address and date of birth of (i) each shareholder who ultimately owns or controls more than 25% of the shares or voting rights of the Company; (ii) each Director of the Company and the Company Secretary; (iii) any other persons who have power of representation, decision or control over or in respect of the Company or otherwise connected to it; and where the Company is part of a consortium each of the companies or entities within the group or consortia are required to provide the information at (i), (ii) and (iii) hereof in respect of each Company within the group or consortia. In addition to the above information, the Declaration attached to the Sales Particulars must be completed and executed in a self-proving manner in terms of The Requirements of Writing (Scotland) Act 1995 by or, where appropriate due to the legal status of a bidder, on behalf of each bidder. The signed Declaration must accompany the offer of purchase. Failure to provide the information required and the signed Declaration may result in an offer not being considered.

Get in Touch

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



Melanie Grant

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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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