

On the instruction of:

Arnold Clark



SHOWROOM PREMISES

SITUATED IN RESIDENTIAL AREA | SUITABLE FOR RESIDENTIAL DEVELOPMENT, SUBJECT TO PLANNING | EXTENDS TO 4,642 SQM (49,974 SQFT) | SITE AREA 4,582.57 SQM (1.13 ACRES)

PRICE - OFFERS

FOR SALE/MAY LET

54 MENZIES ROAD, ABERDEEN, AB11 9HJ

CONTACT: Mark McQueen, mark.mcqueen@shepherd.co.uk, 01224 202800 www.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.

THE SITE

The subjects extend to a site area as follows:

- Main Site – 4,344.3 sqm (1.07 acres)
- Secondary Site – 238.5 sqm (0.06 acres)

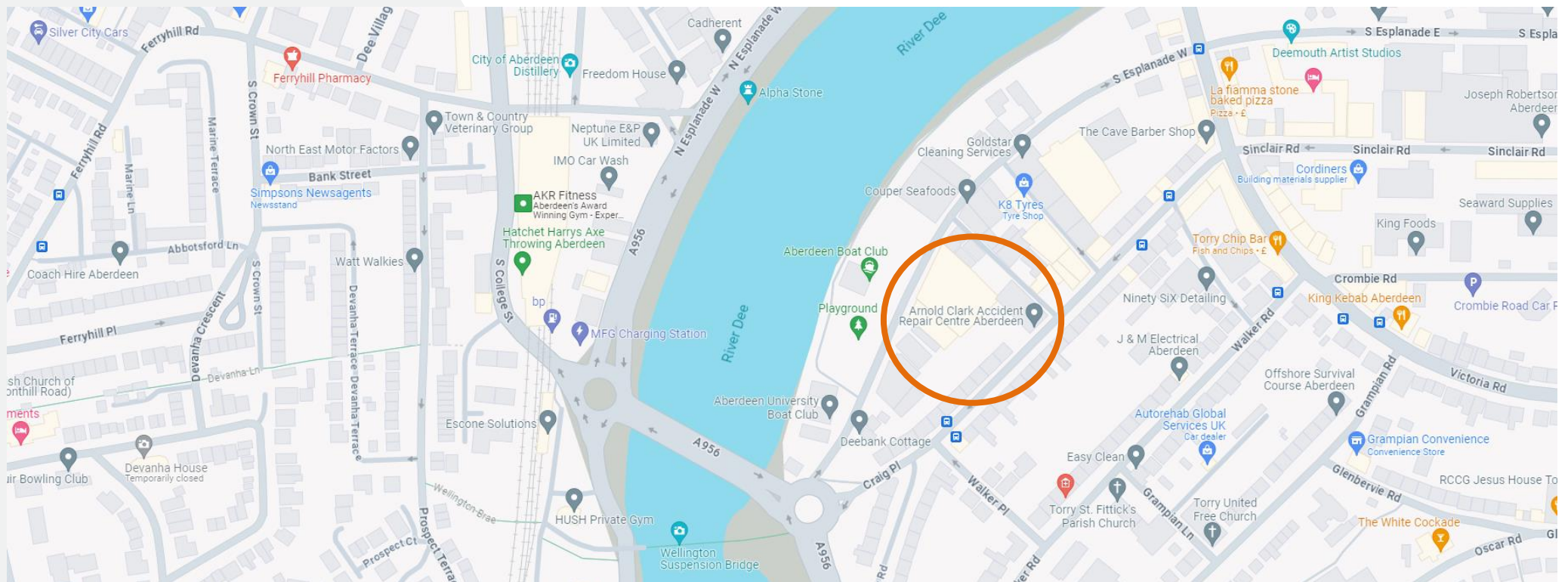
The above site area has been calculated using ordnance survey software

RATEABLE VALUE

The subjects are entered into the valuation as follows:

Garage £131,000

A new owner or occupier can appeal the rates upon change of occupation.



ACCOMMODATION

The accommodation and approximate floor areas are summarised within the table below:-

Accommodation	m ²	ft ²
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
TOTAL	4,642	49,974

EPC

A copy of the EPC and Recommendation Report can be provided on request.

PLANNING

The subjects are currently used industrial purposes. The site is located within OP106 in the Aberdeen Local Development Plan 2023 (Torry Waterfront City Centre Masterplan Area) and as such is zoned for future residential development, subject to gaining all necessary consents. Please contact the agents to discuss your requirements.

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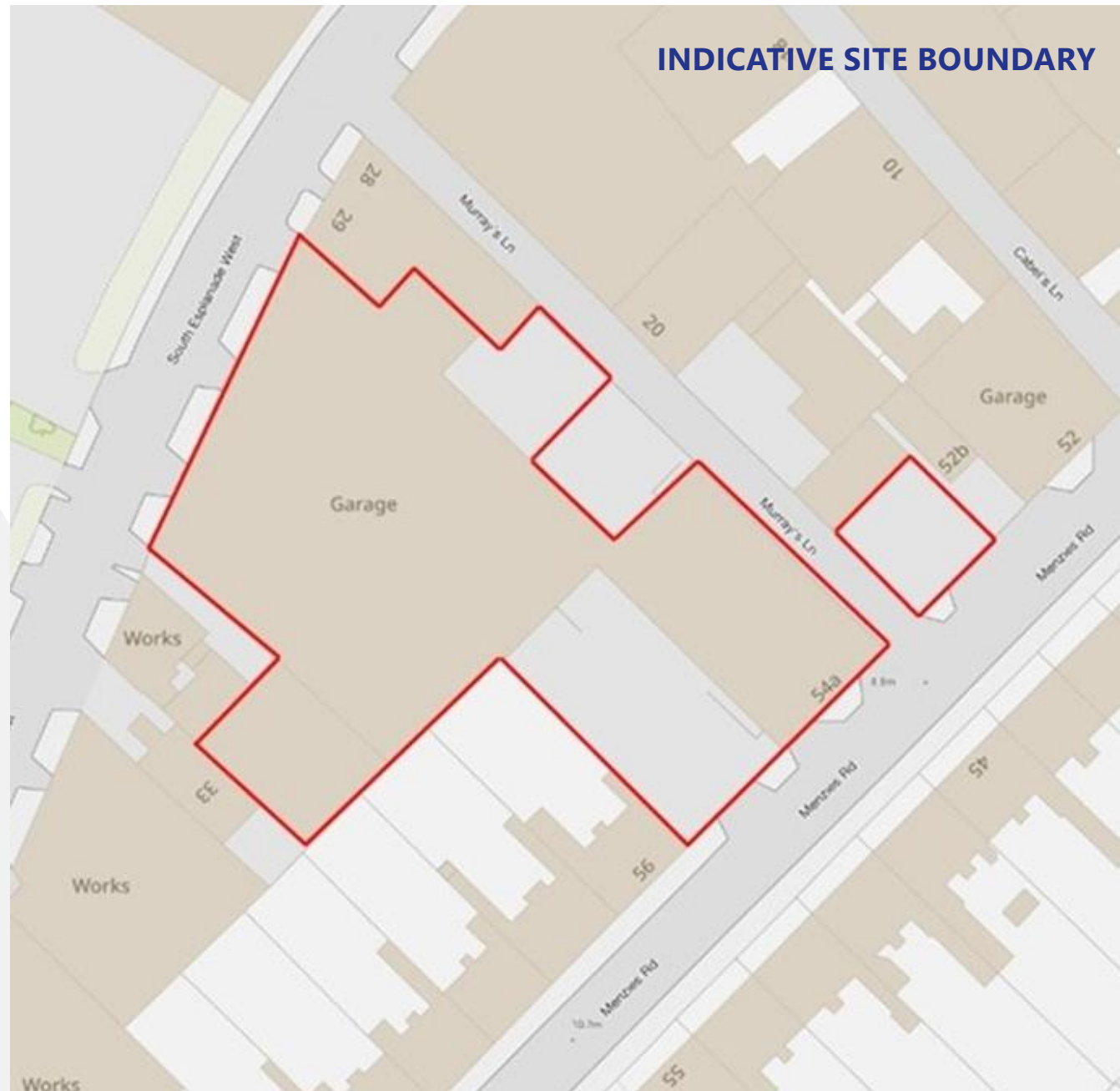
Upon application

SALE PRICE

Offers are invited for our clients interest in the subjects.

LEGAL COSTS

Each Party will be responsible for their own legal costs incurred in connection with any transaction. In the normal manner, the tenant/purchaser will be responsible for LBTT, Registration Dues and VAT thereon. VAT will apply to any transaction.







For further information or viewing arrangements please contact the agents:

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

Contact: Mark McQueen: mark.mcqueen@shepherd.co.uk | Tel: 01224 202800

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