

AUCTION DATE
18TH APRIL 2024 @
2:30 PM

ONLINE AUCTION

- > PUBLIC HOUSE – 193.46 SQM (2,082 SQFT)
- > FLAT – 87.19 SQM (938 SQFT)
- > GUIDE PRICE £150,000
- > PUB IN ABERDEENSHIRE TOWN
- > POTENTIAL REDEVELOPMENT OPPORTUNITY

FOR SALE

SCOTS CORNER & FLAT, SCHOOL ROAD, LUTHERMUIR, AB30 1YX

CONTACT: James Morrison, james.morrison@shepherd.co.uk, 01224 202800, www.shepherd.co.uk | www.shepherd.co.uk/commercial-auctions
Gary Louttit MRICS, APAEWE, g.louttit@shepherd.co.uk, 07809492562, www.shepherd.co.uk

LOCATION

The subjects are located within the heart of Luthermuir village, on the north side of School Road, between its junctions with the B974 and Main Street. The subjects benefit from a good frontage to School Road, and as such have good visibility from passing trade and quick access to the local and national road network. Immediately surrounding the property is predominantly residential in nature.

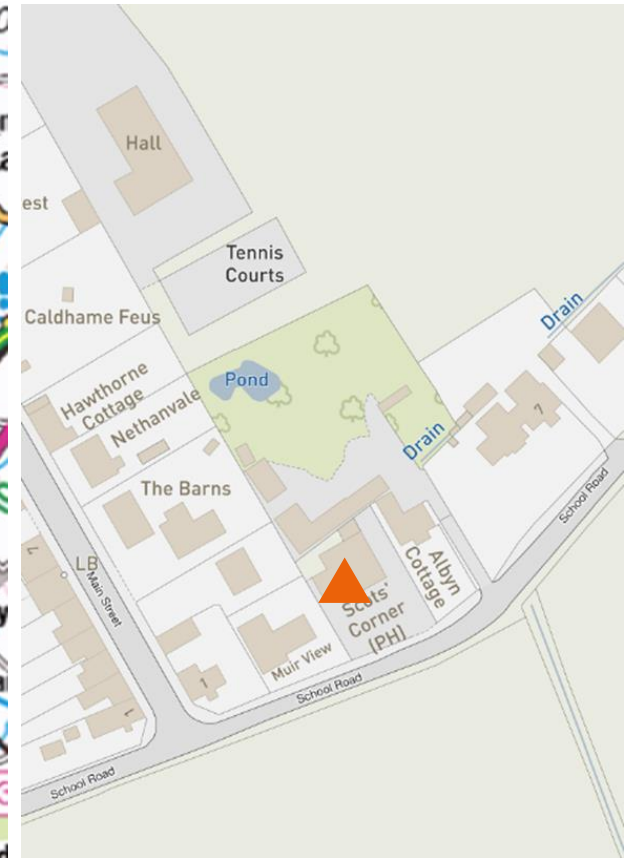
DESCRIPTION

Public House: Internally the public house provides accommodation that is finished to a modern standard, ready for trading by an incoming occupier upon them obtaining a premises licence. The subjects comprise a traditional bar area with a fixed bar/servery, and there is an archway through into a games room.

The floors are timber overlaid in laminate, whilst walls are predominantly plasterboard and painted/papered, and ceilings are plasterboard and painted. Pedestrian doors give access into the main kitchen area which has heavy duty non-slip lino floors, walls primarily clad in wet wall sheeting. The final part of the property comprises a spirit store and cellar.

Residential Flat: The flat comprises 3 double bedrooms (one with en-suite shower room), a modern kitchen, dining area, a lounge and family bathroom. The flat is finished to a modern standard and would be suitable for immediate habitation as owners' accommodation or as a guest house.

The floors throughout are timber overlaid predominantly in carpet (albeit within the bathroom, en-suite and kitchen/dining area they are laid in lino). Walls and ceilings are predominantly plasterboard and painted/papered. Fixtures and fittings are broadly along modern lines, and artificial light is provided by means of a mixture of wall, pendant, and spotlighting units.



ACCOMODATION

The below floor areas have been calculated on a Net Internal Floor Area Basis.

Accommodation	SQM	SQFT
First Floor Flat	87.19	938
Ground Floor Public House	193.46	2,082
Total	280.65	3,020

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).

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

The subjects currently have an EPC rating as follows:

- Public House: 'G'
- Flat: 'E'

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



FOR SALE BY UNCONDITIONAL ONLINE AUCTION

www.shepherd.co.uk/commercial-auctions

Buyers will be required to pre-register prior to approval of their bid.

DEPOSIT

At the end of the auction, if the reserve price has been met, a 10% deposit will be payable.

RESERVE PRICE

The reserve price is the minimum price for which the property can be sold and is confidential between the auctioneer and the vendor and cannot be disclosed.

If the reserve price isn't met, the property will remain unsold. You can contact our team and at this point you'll be able to make an offer which will be referred to the sellers for their consideration

GUIDE PRICE

Properties advertised with a guide price is within 10% above or below the reserve price when a single figure is stated.

If the guide price is a bracket figure, the reserve price cannot exceed the top end of the bracket price.

BUYER FEES

The buyer's fee is 3% plus VAT.

LEGAL PACK

The legal packs are available to view online.

VAT

All figures quoted are exclusive of VAT.

CONTACT DETAILS**Local Office Contact**

James Morrison

35 Queens Road

Aberdeen, AB15 4ZN

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James.morrison@shepherd.co.uk

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

Shepherd Chartered Surveyors 35 Queens Road, Aberdeen, AB15 4ZN 01224 202 800

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