

COMMERCIAL PREMISES

- > LARGE CAR PARK WITH ADDITIONAL GRASS AREA
- > FLOOR AREA: 83.34 SQ.M (897 SQ.FT)
- > SUITABLE FOR A VARIETY OF USES SUBJECT TO PLANNING
- > GUIDE PRICE: £85,000



FOR SALE

CRAIGNABO ROAD, PETERHEAD, AB42 2YE

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LOCATION

The subjects are located on Craignabo Road, an established residential location approximately 1 miles south of Peterhead Town Centre. Access to the area is provided via South Road (A982) and accordingly the premises benefit from easy access to all parts of Peterhead and to the main route South to Aberdeen.

DESCRIPTION

The premises comprise of a single storey detached property of block construction that has been rendered externally with a pitched tiled roof. Access to the premises is from a double pedestrian doorway to the front of the unit.

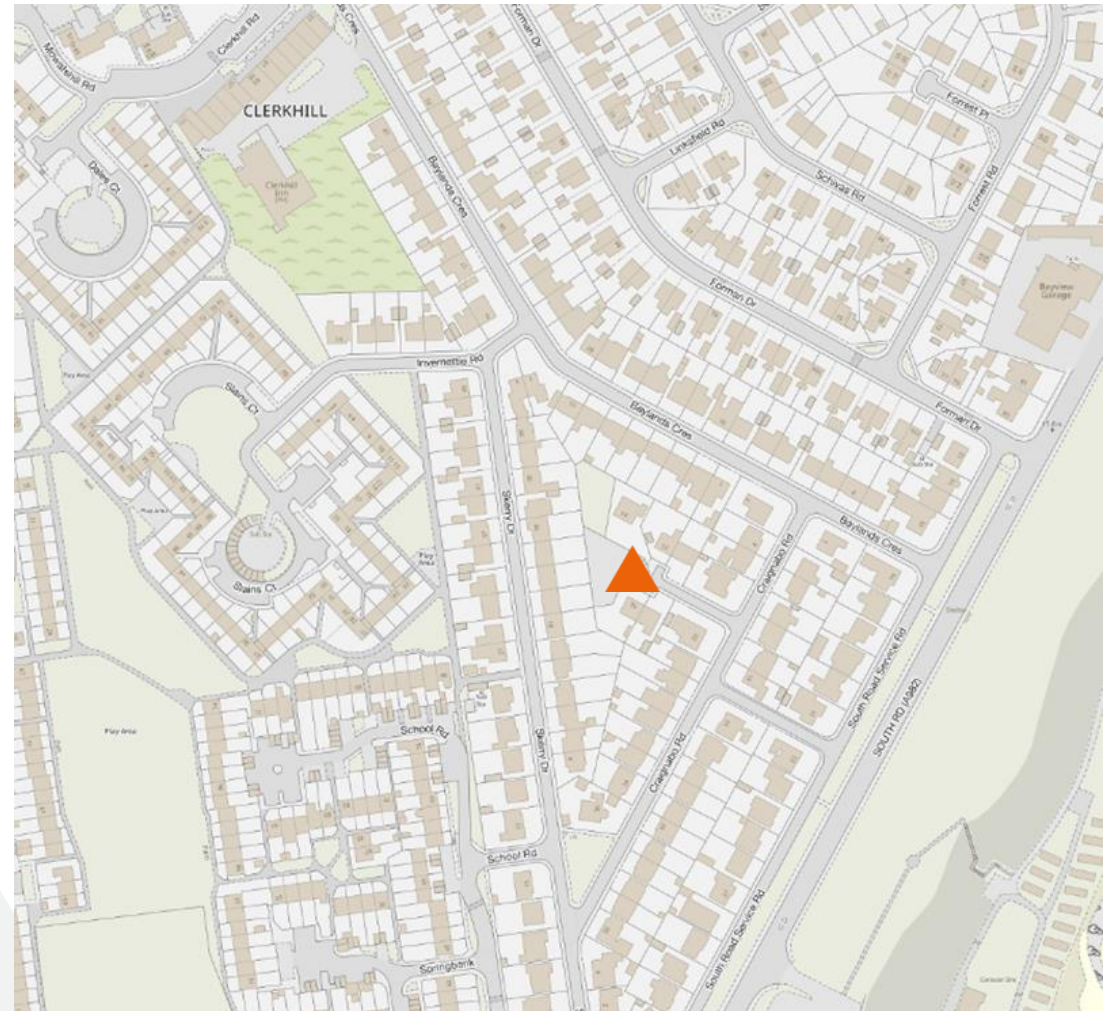
Internally the accommodation provides an entrance vestibule with a large open plan area off which is currently utilized for congregational purposes. Also accessed from the vestibule area are separate single male and female w.c. facilities.

The accommodation is generally carpeted throughout, the walls have timber paneling, with a suspended ceiling being installed incorporating LED lighting and an air circulation system.

A large car park is provided to the rear of the premises, with an additional grass area also accessed from the car park.

ADJOINING PROPERTY

The neighbouring detached property is also currently on the domestic market and there would be an option to potentially purchase both properties to provide a larger overall site.





Indicative Site Plan

ACCOMMODATION

	m ²	ft ²
Ground Floor	83.34	897

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

SITE AREA

The site extends to:

Church & Car Park – 725.15 sqm (0.18 Acres)

Grass Site – 483.86 sqm (0.12 Acres)

The above has been calculated using online mapping software.

USE

The subjects have previously been used as a church and accordingly are suitable for Class 10 (Non-residential Institutions) uses.

The subjects are considered suitable for a variety of uses to include redevelopment, subject to gaining the necessary consents.

PRICE

Guide price of £85,000 is sought for our client’s interest in the subjects.

RATEABLE VALUE

The Rateable value as of 1st April 2023 for the subjects is shown on the Scottish assessors’ website at £4,200. Small Business Rates Relief will be available to qualifying occupiers.

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.

LEGAL COSTS

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

VAT

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



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

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