

DM HALL

For Sale

Office



**11 Bridgefield
Road,
Stonehaven,
AB39 2HY**

**46.22 SQM
(498 SQ FT)**

Property Details

- Offers over £80,000
- 100% Rates Relief to Qualifying occupiers
- Redevelopment Opportunity (subject to planning).

LOCATION

The property is located within the costal town of Stonehaven, which lies approximately 16 miles to the south of Aberdeen. More specifically the property is located within the town centre on Bridgefield Road at its junction with Arbuthnott Street.

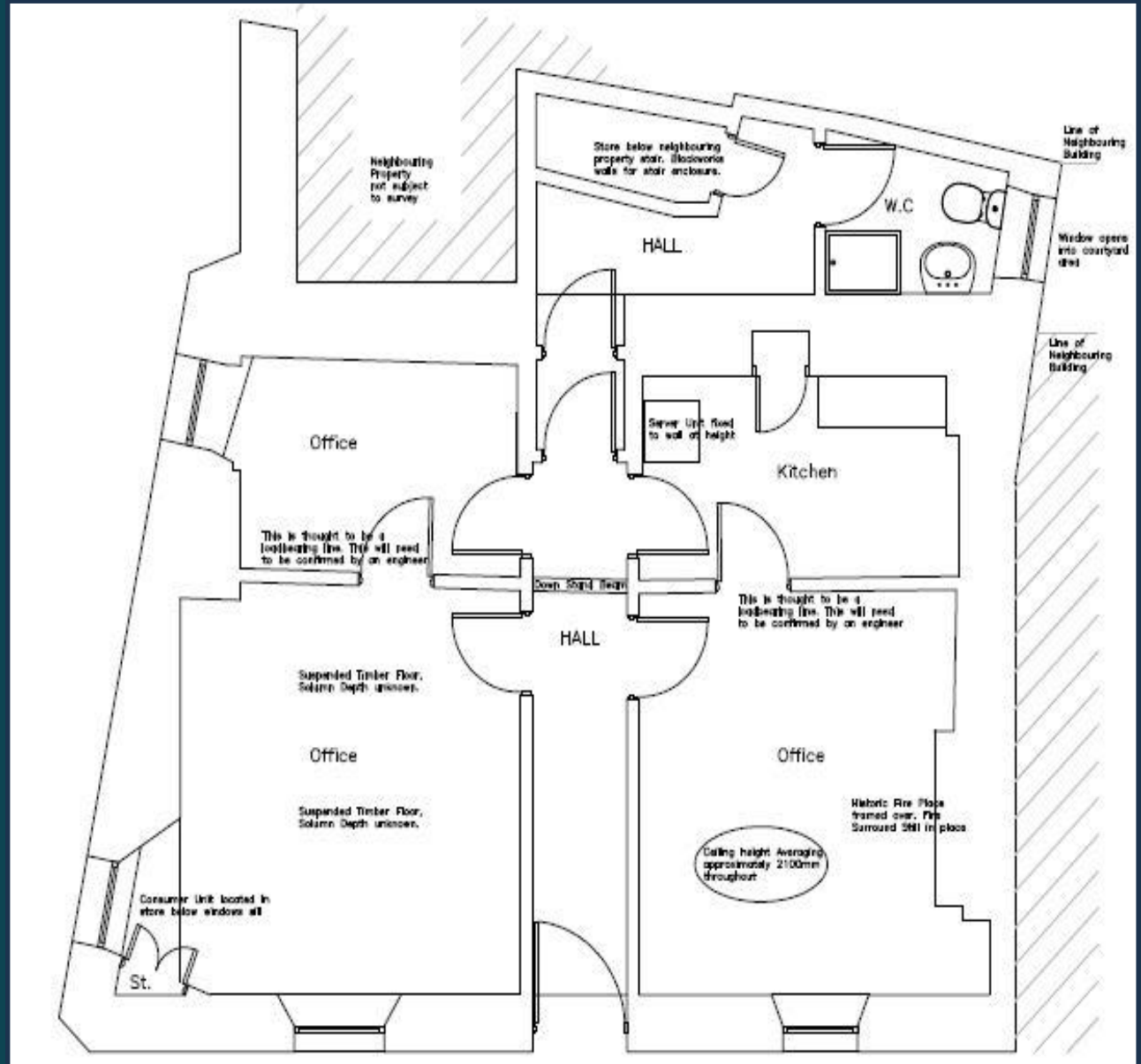
Click on the Icon below to see the location on google maps:



DESCRIPTION

The property comprises the ground floor of an end terraced, two storey and attic building of traditional stone and slate construction, the property has been extended to the rear by means of a two storey projection of block construction with external render under a mono-pitched roof clad in slate.

Internally the property provides an open plan layout, with WC and storage facilities to the rear. The subjects are finished to a modern standard, ready for immediate occupation. The flooring is of carpet tiling, with painted plasterboard walls and ceilings. Natural daylight is provided via the double-glazed timber frame windows throughout, with artificial lighting provided via spot fitments.



Property Details

Car parking is available within the immediate vicinity via street parking and the local authority car park at Market Street Square.

The property has most recent been used as office accommodation, however may be suitable for alternative uses (subject to planning).

Click on the Icon below to watch the properties video tour:



ACCOMMODATION

The properties Net Internal Area, measured in accordance with the RICS Code of Measuring Practice (Sixth Edition), is as follows:

Demise	Accommodation sq m	sq ft
Ground Floor Office & ancillary	50.26	541
Total	50.26	541

Gross Internal measurements are available upon request.

SERVICES

The property is served with mains supplies of water and electricity, with drainage being to the public sewer. Background heating is provided by means of a underflooring heating system.

DM HALL



Regulated by
RICS

ENERGY PERFORMANCE

The property has an EPC rating of C [36]. Full documentation is available upon request.

NON DOMESTIC RATES

The property is currently listed within the Valuation Roll as having a ratable value of: £4,700.

We understand the property is currently eligible under the Small Business Rates Relief where ingoing occupiers can benefit from up to 100% relief, subject to meeting certain criteria.

The Uniform Business Rates for the year 2024/2025 is 49.8p in the £.

Water and wastewater rates are also payable.

Make an enquiry

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PRICE

Offers in the region of £80,000 are invited for our client's heritable interest in the property.

VAT

All prices quoted in this schedule are exclusive of VAT.

COSTS

Each party will be responsible for their own costs. Any ingoing tenant/occupier will be responsible for their own legal costs. Any ingoing occupier will be responsible for the payment of LBTT and registration dues.

DM Hall Commercial Department

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