

DM HALL

For Sale

Office

42-46 Barclay
Street
Stonehaven
AB39 2FX



119.09 SQM
(1,282 SQ FT)

Property Details

- Well-positioned office premises in Stonehaven town centre
- Redevelopment Opportunity (subject to obtaining the necessary consent)
- Eligible for up to 100% business rates relief
- Offers invited: £125,000

LOCATION

The property is located in the coastal town of Stonehaven, which lies approximately 16 miles to the South of Aberdeen. More specifically the property, occupies a prominent position on Barclay Street, Near its junctions with Margaret Street and Mary Street.

Click on the icon below to see the properties' location on Google Maps:



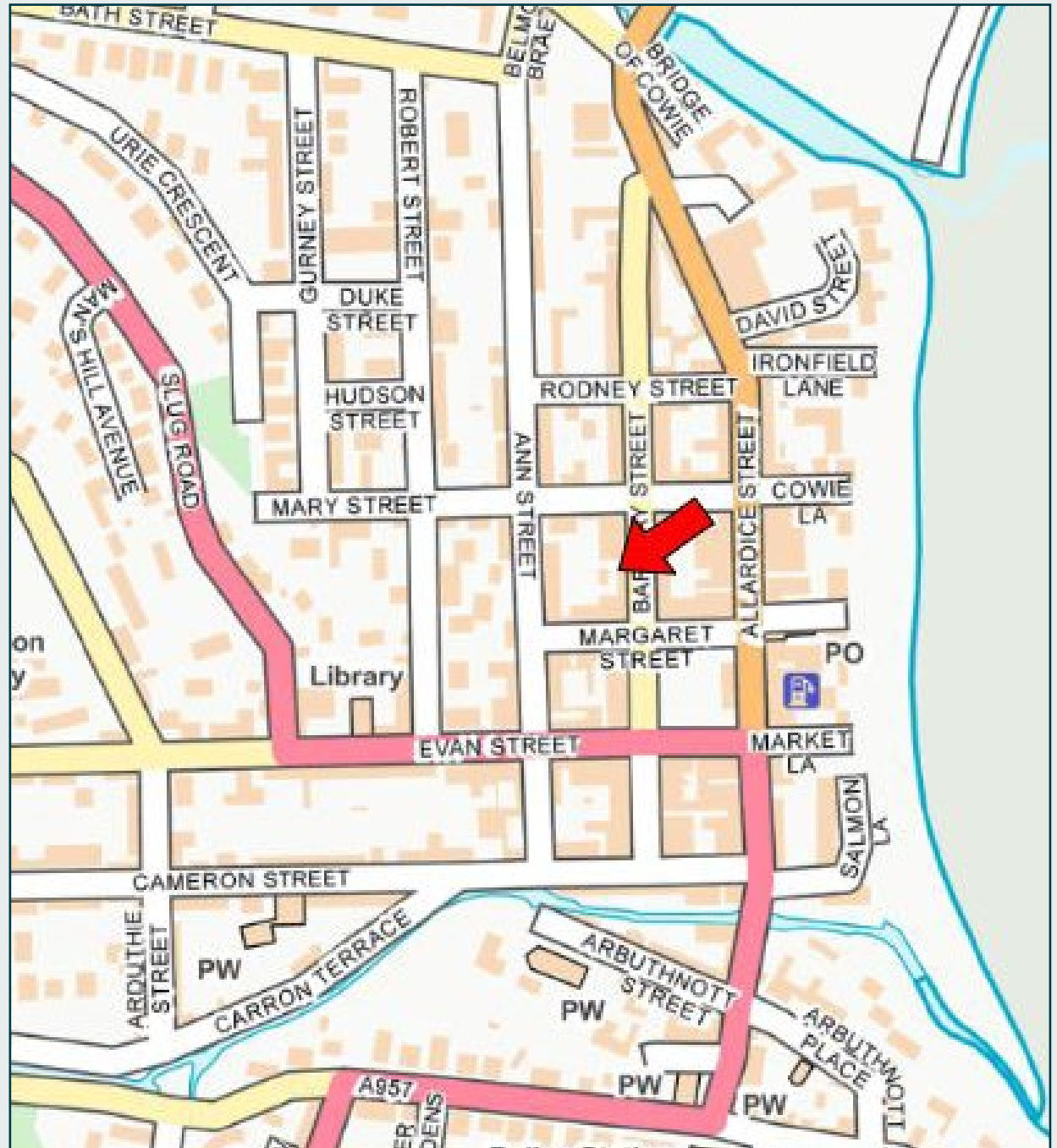
DESCRIPTION

The subject comprises office premises arranged over ground, first, and attic floors of a two-storey and attic end-terraced building of traditional stone and slate construction.

Internally the property offers a combination of cellular and open-plan accommodation. A mezzanine level between the ground and first floor provides additional WC facilities and access to the rear garden. Natural daylight is provided via UPVC and timber-framed single and double-glazed windows.

Externally, the property benefits from a private garden with outbuildings. Car parking is available within the immediate vicinity via street parking and the local authority car park at Market Street Square.

Click on the icon below to watch DM Halls Video Tour of the premises:



Property Details

DEVELOPMENT OPPORTUNITY

The property remains well positioned to continue in its current use as office accommodation. Alternatively, the property may offer a redevelopment opportunity to residential, subject to obtaining the necessary permission from the local authority.

ACCOMMODATION

The property provides the following Net Internal Floor Area, measured in accordance with the RICS Code of Measuring Practice (Sixth Edition).

Demise	sq m	sq ft
Ground floor	51.48	554
First Floor	45.41	489
Attic Floor	22.20	239
Total	119.09	1,282

Gross Internal Floor Area: 146.82 sq m (1,580 sq ft).

SERVICES

The property is served with mains supplies of water, electricity and gas, with drainage being to the public sewer. Background heating is provided by steel pressed radiators, supplemented by electric panel heaters.

ENERGY PERFORMANCE

The property has an EPC rating of F [88].
Full documentation is available upon request.

DM HALL



Regulated by
RICS

NON-DOMESTIC RATES

The property is currently listed within the Valuation Roll as having a rateable value of:
£8,500*

Eligible occupiers may qualify for up to 100% rates relief under the Small Business Bonus Scheme. Interested parties should confirm with the Local Authority.
Water and wastewater charges are also payable.

PRICE

Offers invited at £125,000

VAT

All prices quoted are exclusive of VAT.

COSTS

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

ANTI-MONEY LAUNDERING

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on Purchasers. Once an offer has been accepted, the prospective Purchaser(s)/Occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.

Make an enquiry

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