

AUCTION DATE
7TH SEPTEMBER 2023
@ 2.30PM

ONLINE AUCTION

- > GUIDE PRICE : £199,000
- > AREA : 204.05 SQM (2,196 SQFT)
- > FORMER CARE HOME WITH SEVEN BEDROOMS
- > POTENTIAL FOR RESIDENTIAL CONVERSION (SUBJECT TO PLANNING CONSENT)
- > TRADITIONAL DETACHED GRANITE BUILDING SET OVER THREE FLOORS

FOR SALE

43 KING'S GATE, ABERDEEN, AB15 4EL

CONTACT: James Morrison, james.morrison@shepherd.co.uk, 01224 202800, www.shepherd.co.uk | www.shepherd.co.uk/commercial-auctions

LOCATION

The property is located within the west end of Aberdeen on the south side of King's Gate between the junctions of Forest Road and Fountainhall Road.

The surrounding area is primarily residential and is within walking distance of local facilities and amenities along with Westburn Park and Victoria Park.

The subjects are also just a short distance from Anderson Drive which provides good road connections to the north and south and Aberdeen International Airport is within easy driving distance.

Public transport is also available with bus stops in both directions on the King's Gate close to the property. Nearby schools include Mile End Primary and St Joseph's R.C. Primary together with the secondary schools of Aberdeen Grammar and Harlaw Academy. Both Duthie Park and Hazlehead Park with its golf courses and children's play area are only a short drive away.

DESCRIPTION

The property comprises a substantial detached building of traditional granite construction with a pitched roof over clad in slate set over three floors with garden areas to the front and rear.

The property was most recently used as a care home and is laid out to provide two reception rooms and seven bedrooms. Internally the flooring is suspended timber with the walls and ceilings being lath and plaster.



ACCOMMODATION

The below floor areas have been calculated on a Gross Internal Floor Area Basis in accordance with the RICS Code of Measuring Practice.

Accommodation	SQM	SQFT
Ground Floor 2 reception rooms, sun lounge, kitchen, utility room	84.85	913
First Floor 4 bedrooms, bathroom, shower room	74.50	802
Second Floor 3 bedrooms	44.70	481
Total	204.05	2,196

PLANNING

The property is situated within the Albyn Place / Rubislaw Conservation area and were previously used as a care home. We believe the subjects would be suitable for residential redevelopment due to the surrounding area to either a single dwelling or flats.

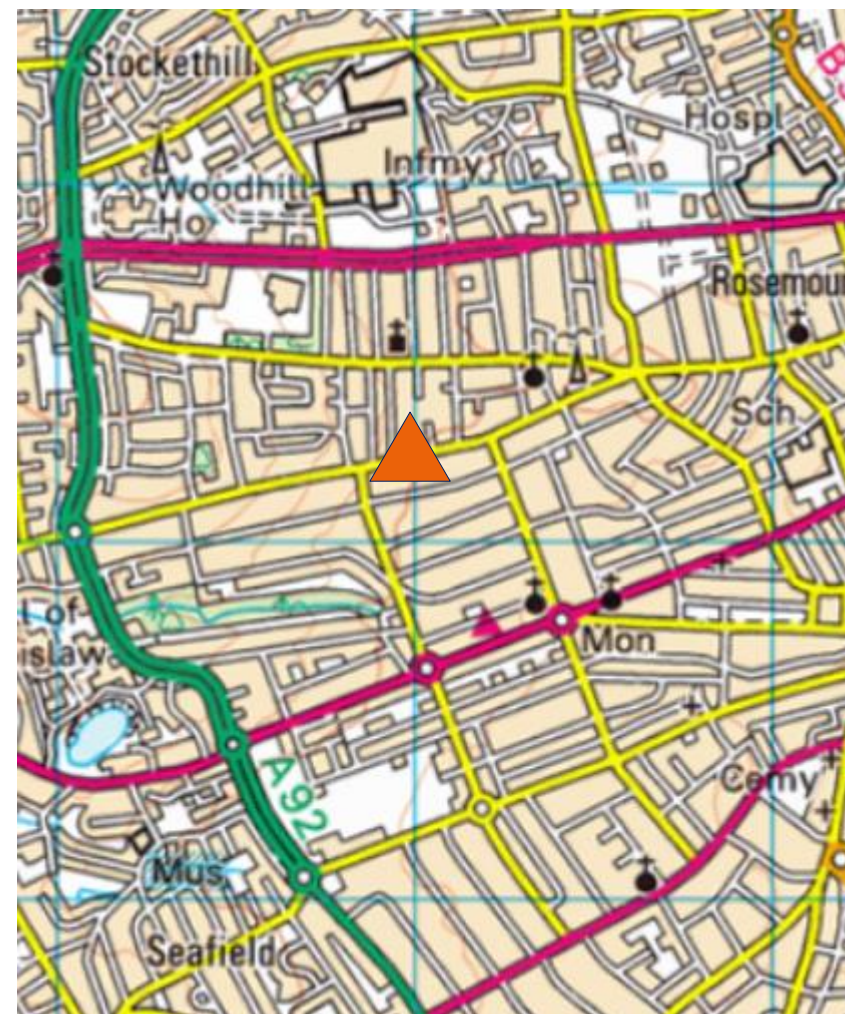
Interested parties should make their own enquiries with the local planning authority as to the suitability of their proposed development.

RATING

The subjects have a Rateable Value of £5,300.

ENERGY PERFORMANCE CERTIFICATE

The premises have an Energy Performance Rating of F.



FOR SALE BY UNCONDITIONAL ONLINE AUCTION

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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

Details of the buyer fees associated with this property can be found on the individual property page.

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.

LEGAL PACK

The legal packs are available to view online.

VAT

See legal pack.

CONTACT DETAILS**Local Office Contact**

James Morrison

35 Queens Road

Aberdeen, AB15 4ZN

Tel: 01224 202800

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

James Morrison, james.morrison@shepherd.co.uk, 01224 202800, www.shepherd.co.uk

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