

CITY CENTRE GUEST HOUSE FOR SALE



**THE COTTAGE GUEST HOUSE
64 BON ACCORD STREET
ABERDEEN AB11 6EL**

LOCATION

The property is located on the west side of Bon Accord Street only a few hundred yards from Union Street Aberdeen's principal shopping thoroughfare.

Aberdeen is Scotland's third city with a population in the region of 215,000, a total catchment of 500,000 and is one of the most prosperous regions in the UK.

The site is shown on the location plan opposite for identification purposes only.

DESCRIPTION

The property comprises a mid-terrace 3 storey building of traditional granite and slate construction.

ACCOMMODATION

The following accommodation is provided:-

Lower Ground Floor

2 twin rooms, 1 triple room, box room, utility room, storage

Ground Floor

Private lounge, 2 private bedrooms, kitchen, dining/lounge, bathroom with shower over, toilet

First Floor

2 twin rooms, 2 single rooms, 1 family room, shower room

SERVICES

All main services are installed. Heating is by gas fired central heating system. All rooms benefit from wash hand basin, television and tea and coffee making facilities.

RATING ASSESSMENT

The property is entered in the valuation roll as follows:

Rateable Value - £7,700

The uniform business rate for the year 2017/2018 is 46.6p in the £.

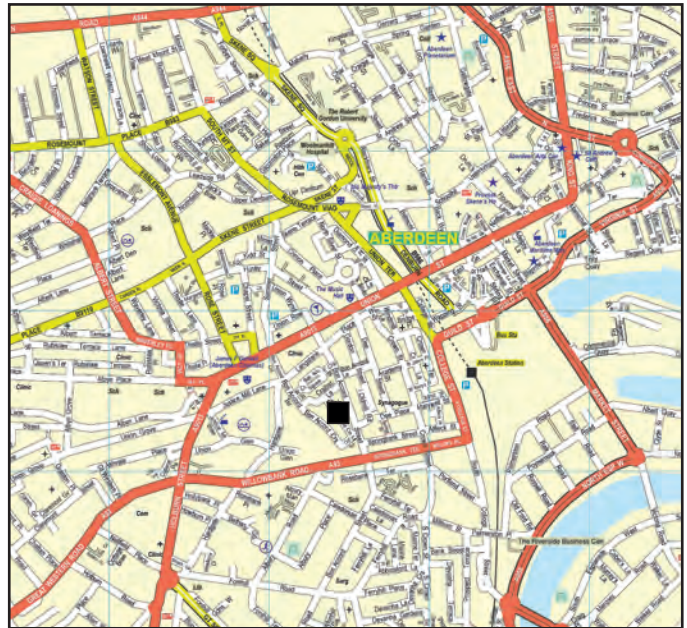
This property qualifies for a 100% relief under the Small Business Bonus Scheme.

PRICE

Offers in excess of £395,000 are invited.

V.A.T.

No VAT is payable.



EPC

Further information is available on request.

GROUND TENURE

Freehold.

ENTRY

Immediately upon completion of legal formalities.

LEGAL COSTS

Each party will be responsible for their own legal costs. LBTT and registration dues will be borne by the purchaser in the normal manner.

OFFERS & VIEWING

All offers should be submitted in writing to the sole agents who will also make arrangements to view.