

SELF CONTAINED BUILDING WITH DEVELOPMENT POTENTIAL **FOR SALE**



**42 MARKET STREET,
ELLON, ABERDEENSHIRE,
AB41 9JD**

LOCATION

The property occupies a prominent site at the junction of Market Street and Bridge Street at the entrance to Ellon town centre and is as shown on the plan opposite for identification purposes only.

Ellon is a popular commuter town situated 16 miles north of Aberdeen with a population in the region of 10,000.

The north east economy, which is centred on Aberdeen, is one of the most dynamic and prosperous within the UK.

DESCRIPTION

The property comprises the first and second floors within a two storey and attic building of substantial granite and slate construction.

The accommodation, which is self-contained, is as follows:-

Net Internal Areas

First Floor

Reception, 6 offices, Staff room,
male and Female toilets 140.25 m² (1,510 sq ft)

Second Floor

Open plan offices, 3 individual offices,
staff room 94.98 m² (1,022 sq ft)

Total **235.23 m² (2,532 sq ft)**

SERVICES

All main services are installed. Heating is by electric panels and the windows are double glazed.

RATING ASSESSMENT

The property is entered in the current valuation roll as follows:

Net & Rateable Values –

First Floor - £11,250

Second Floor - £5,600

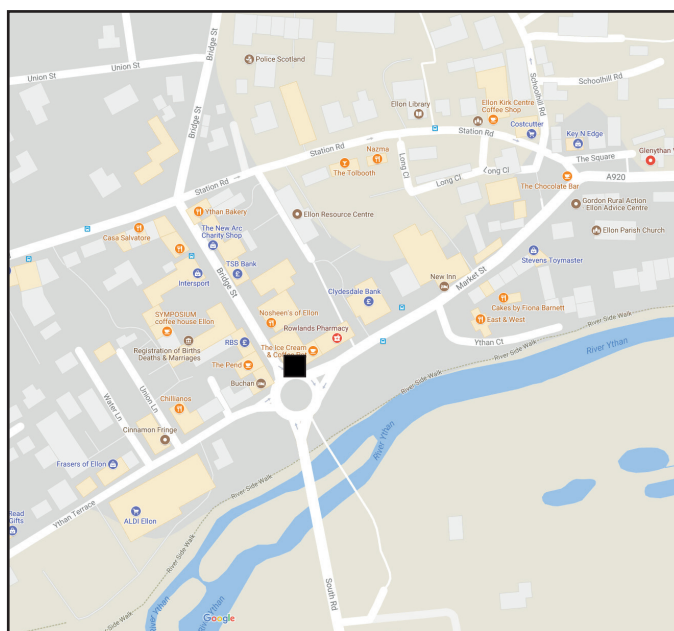
The Uniform Business Rate for 2017 / 2018 is 46.6p in the £.

Any ingoing tenant will have a right of appeal.

The properties may qualify for 100% reduction under the Small Business Bonus Scheme

GROUND TENURE

Freehold.



PRICE

Offers in the region of £100,000 are invited.

VAT

No VAT is payable.

DEVELOPMENT POTENTIAL

Although the first floor is currently occupied for office use under a lease until August 2020 other uses may be suitable such as residential subject to the appropriate Local Authority Consents.

EPC

The property has an EPC rating of G. Further details are available on request.

ENTRY

Immediately on completion of legal formalities.

OFFERS & VIEWING

All offers should be submitted in writing to the sole agents who will also make arrangements to view on a strictly by appointment basis.