

**29-31, Mounthooly,**  
Aberdeen, AB24 3HH

Price Over  
**£215,000**

ASPC ref : 301433



Arrange a viewing

 **01224-564636**

(Raeburn Christie Clark & Wallace)

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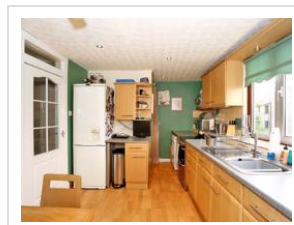
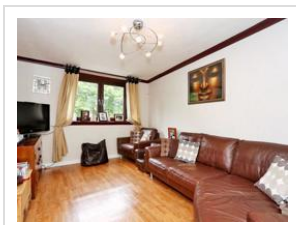
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Property features:

			
Central heating	Garden	Dev. opp	Parking

For sale as retail premises or as a development opportunity, this **shop with self contained upper flat**, large basement and parking area lies in a well established city centre location. The subjects comprise of a retail unit, previously a newsagents/general store with a large open plan sales area to the front and a staff area and w.c. to the rear which gives access via a fixed timber stairway to the large basement. The self contained flat is tastefully presented and has a large attic room. Of traditional construction, the subjects benefit from outline planning permission for redevelopment to form three residential dwellings and have off-street parking and a garden area to the rear.

Planning Applications have previously been approved in 2010 and can be viewed on the Aberdeen City Council website, reference numbers P100243 and P101986. An extract of accounts to the year 2010 are currently held and can be made available to serious prospective purchasers.

Mounthooly lies in a bustling city centre location in close proximity to King Street, which is considered to be one of the main arterial/commuting routes through the city. There is a high number of residential buildings in the area and there is also a large number of retail/commercial stores.

**Retail Premises - 29 Mounthooly (121.52 sq.mtrs)**

The present owners ran the business for many years until 2014 and had a steady annual turnover. Extract of accounts can be made available to genuinely interested parties. The shop area is spacious and there is a concealed staff area which has fitted base and wall units, a stainless steel sink with drainer and a w.c. with wash hand basin and hot water geyser. From this staff area, a timber staircase leads down to the large basement which currently provides storage and has been recently renovated with new damp proofing, insulation and windows.

Mains Water, Electricity, Gas and Drainage.

### **Self Contained Flat - 31 Mounthooly (76.95 sq.mtrs)**

**Lower/Upper Hall** Entered from an opaque glazed door, a carpeted staircase rises to the upper hall which gives access to all the accommodation through attractive white panel effect doors. Built-in cupboard.

**Lounge 14'8" x 9'9" [4.49m x 2.99m] approx.** This comfortable lounge has wood effect vinyl flooring, modern neutral décor and a window to the front.

**Dining Kitchen 15'6" x 10'1" [4.74m x 3.07m] approx.** With window to the rear, this modern well fitted kitchen has an excellent range of light wood effect wall and base units, a stainless steel sink with drainer and ample worktops incorporating a breakfast bar and panelled splashback and display sill. The washing machine, cooker and upright fridge/freezer will remain. Fixed staircase to attic.

**Double Bedroom 15'3" x 9'11" [4.65m x 3.02m] approx.** Well proportioned, this double bedroom has a window to the front and an excellent range of built-in wardrobes and bridging cupboards providing storage.

**Box Room 8'5" x 7'0" [2.57m x 2.18m] approx.** With door to hall and borrowed light from kitchen.

**Bathroom 13'1" x 5'6" [4.01m x 1.68m] approx.** A modern and attractive bathroom which is spacious and fitted with a bath, and modern glass wash hand basin and w.c. built into a white gloss storage unit. There is a shower handset over the bath with a shower curtain and rail. A built-in cupboard houses the gas fired central heating combination boiler.

**Attic Room 20'2" x 11'7" [6.15m x 3.54m] approx.** Currently suitable as storage, this attic could be converted to further accommodation.

**Outside** To the rear of the property lies a garden area laid with grass. A pathway leads to the side and there is parking area suitable for three vehicles.

### **Notes**

**Retail Premises** - currently no central heating. Hot water by means of hot water geyser. Timber framed windows.

**Self Contained Flat** - uPVC double glazing. Gas fired central heating. Being sold inclusive of all fitted floor coverings, curtains, blinds, light fittings and integrated kitchen appliances.

The seller is making ongoing upgrades to this property which may affect the accuracy of the present schedule.

View this property on aspc.co.uk:

<https://www.aspc.co.uk/search/property/301433/29-31--Mounthooly/Aberdeen/>

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