Commercial property for sale

Former Public Convenience, The Square, Banchory,

ASPC ref : 375358

34 m²

Arrange a viewing
ayodeji.lawal@aberdeenshire.gov.uk
01467 539356
(Ayo Lawal)

01467 536116
(Aberdeenshire Council)

Aberdeenshire Council
Woodhill House, Westburn Road
Aberdeen
AB16 5GB

Email:
estates@aberdeenshire.gov.uk

Website:
http://www.aberdeenshire.gov.uk/property

Property features:

Location: Banchory is approximately 17 miles from the city of Aberdeen. The property is situated towards the western end of the High Street, within a vicinity that is known as ‘The Square’. The town has a comprehensive range of shops, hotels and restaurants. The Primary and Secondary schools have excellent reputations. The Academy incorporates a community sports centre including a swimming pool. Banchory has two golf courses and a driving range amongst various other leisure pursuits such as salmon fishing, horse riding, hill walking etc.

Description: The subjects comprise a single storey former public convenience extending to approx. 34m² as shown coloured in pink on the plan. The area coloured in blue on the plan which serves as access are common areas shared with the adjacent buildings and public car park. The former Public Convenience is adjoined to the front by a substation. The roof is pitched and hipped with slate covering and the main walls is built in concrete block with roughcast external render. Pedestrian access is taken from the side elevation with the former Burgh Offices to the side of the building and a public car park to the front.

The building is configured internally to provide male and female toilet accommodation with separate entrances on both sides.

The subjects will be sold as seen and no guarantees or warranties are available.

Services: We understand the site is served with mains electricity, drainage and water. Interested parties are advised to satisfy themselves regarding the location and capacity of services.
**Rating Information:** The property is currently listed on the Assessor's website as a Public Convenience with a Rateable Value of £2,050. If converted for a different use, it will require to be reassessed. Please contact Grampian Assessors for further details.

T: 01261 815516

**Planning:** All planning enquiries regarding conversion and alternative uses should be directed to:

Kincardine & Mearns and Marr Area Planning Office

Viewmount

Arduthie Road,

Stonehaven

AB39 2DQ

T: 01569 690544

E: ma.planapps@aberdeenshire.gov.uk

**Developer Obligations:** If it is intended to convert the building for an alternative use, developer obligations may be payable. The Developer Obligations Team can be reached on:

T: 01467 536928

E: developerobligations@aberdeenshire.gov.uk

**Price:** Offers in excess of £10,000 are invited.

**VAT:** VAT will not be payable on the sale price.

**Land and Buildings Transaction Tax (LBTT):**

The purchasers will be liable for any applicable LBTT and registration dues.

**Legal Costs:** Each party will be responsible for their own legal and other expenses.

**Date of Entry:** To be agreed upon conclusion of legal formalities.

**Viewing Arrangement:** The site and exterior of the property are available to view without appointment. For viewings of the interior, please contact:

Ayo Lawal

T: 01467 539356

E: ayodeji.lawal@aberdeenshire.gov.uk

**Offers:**

Any persons who wish to submit an offer to purchase the property should note their interest with the Estates Manager, Aberdeenshire Council, Woodhill House, Westburn Road, Aberdeen, AB16 5GB, 01467 536116.

Bidders should note that the Council is not bound to accept the highest or indeed any offer received.

Offers to purchase must state the price, proposed use, must be valid offers in accordance with Scottish Law and submitted in the official tender envelope. Offers submitted otherwise than in accordance with this requirement may not be considered.

In the event that a closing date is set, all persons who have noted their interest in the property will be sent details of the closing date, together with details of the Council’s tender procedures that must be strictly adhered to.

View this property on aspc.co.uk:

https://www.aspc.co.uk/search/property/375358/Former-Public-Convenience--The-Square/Banchory/