Redevelopment Opportunity

KING STREET/ WINDMILL STREET
Peterhead, AB42 1UE

- 1,118.36 sq.m. (12,038 sq.ft.)
- 0.36 ha. (0.89 acres)

Offers Invited

FOR SALE

Derek Young
01467 533108
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www.aberdeenshire.gov.uk/property
Location:
The subjects are located in the coastal town of Peterhead, which lies around 33 miles north of Aberdeen and represents one of Aberdeenshire's principal service and employment centres. The town has a varied economic base with employment opportunities being in fishing, onshore support for the North Sea oil sector, manufacturing, food processing and the service industries. Peterhead is well served by a range of amenities including five primary schools, secondary school, sports and community centre and museum.

The population is approximately 19,000.

The site is prominently situated at the junction of King Street and Windmill Street. The immediate area is in mixed commercial and residential use.

Description:
The subjects comprise two interlinking stone and slate buildings. The building fronting King Street is a particularly architecturally interesting principally single storey structure, most recently in use as the Glenugie Business Centre and the rear building comprises two storeys, formerly occupied by Aberdeenshire Council Social Work Department.

The property has been vacant for some time and is in a poor state of internal repair and decorative order.

Energy Performance Certificate
The property has an EPC rating of E

Floor Areas (Gross Internal)

<table>
<thead>
<tr>
<th></th>
<th>King Street</th>
<th>Windmill Street</th>
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<td>Ground Floor</td>
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<td>284.38 sq.m. (3,061 sq.ft.)</td>
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Rating Information:
The subjects are currently listed on the Scottish Assessors Association website as Offices and Support Centre with a cumulative rateable value of £73,250.
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**Planning:**
The current use is as offices within Use Class 4 of the Town and Country Planning (Use Classes) (Scotland) Order. Alternative uses, including residential, are considered suitable and interested parties should contact the Local Planning Authority to discuss.

**Price:**
Offers are invited.
Note that consideration will be given to proposals either in whole or in part.

**VAT:**
VAT will be payable on the sale price.

**Land and Buildings Transaction TAX (LBTT):**
The purchaser be liable for any applicable LBTT and registration dues.

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

**Offers:**
Interested parties should note an interest formally with the Estate Manager, Aberdeenshire Council in order to be informed of any forthcoming closing date and required Council legal process.

**Viewing Arrangements:**
To arrange a viewing please contact:
Derek Young
01467 533108
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www.aberdeenshire.gov.uk/property
Aberdeenshire Council give notice that:

1. Whilst every care has been taken in the preparation of these particulars and they are believed to be correct, they are not warranted and do not constitute, nor constitute part of, an offer or contract.

2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending tenants or purchasers should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

3. No person in the employment of Aberdeenshire Council has any authority to make or give any representation or warranty whatever in relation to this property.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.