Former Community Centre

MILLBANK, TILLYFOURIE
Inverurie, Aberdeenshire AB51 7SA

- Gross Internal Area 305.84 sq.m. (3,292 sq.ft.)

Offers over £145,000

FOR SALE
**Location:**
The subjects are located in Millbank, a hamlet in Aberdeenshire located 19 miles west of Aberdeen City. The subjects lie to the west of Sauchen and south east of Tillyfourie. The nearest towns are Alford which is located 7 miles away and Inverurie which is 13 miles distant.

Millbank is a residential village located in the countryside, however it does does benefit from a church, bowling green, tennis courts and playing field. Nearby Alford provides a wider range of amenities, including shopping facilities, primary and secondary schooling, a health centre and an 18 hole golf course.

**Description:**
The subjects comprise a single storey community centre, outdoor store and grounds.

The main building is of traditional stone walled construction under a pitched and slated roof. The external store is of part block and part timber construction under a pitched and slated roof, behind which is an open bike parking area of block and concrete construction.

Externally, the subjects are surrounded by tarmac surfacing which accommodates parking to the east and playground areas to the north, south and west.

The property fronts onto the main road A944 to the south, beyond which is agricultural land; to the north and east boundary are community sports facilities and a car park.

Internally, the subjects comprise a central corridor which runs east to west and accommodates the main entrance. It has two skylights and vinyl covered floors. From the central hallway, two large halls can be accessed to the south, and to the north are toilets, showers, an office and two store rooms. The larger of the halls (14.71m by 6.92m) has vinyl flooring, painted plaster coated walls and fluorescent strip lighting. The floor to ceiling height is 4.19m.

Windows in the south facing elevation are timber framed.

There are gas fired hot water radiators.

The second hall (10.44m by 6.85m) has a varnished timber floor, painted plaster coated walls and fluorescent strip lighting. It also has large, timber framed windows in the south facing elevation. There are gas fired hot water radiators. From this hall, a small kitchen area with serving hatch and fire exit can be accessed. The kitchen has a vinyl covered floor and painted plaster coated walls.

The office has a carpeted floor, strip lighting and painted plaster coated walls.

On either side of the office are bathrooms, both benefit from a shower.

One includes a disabled toilet and the other includes a changing room area.

There is a boiler room at lower ground floor level at the rear of the property. It can only be accessed externally.

There is an external store.

The accommodation is in a poor state of decorative order.

The site is enclosed by a stone built wall with metal gates providing vehicular and pedestrian access.
**Floor Areas:**
We calculate the gross internal areas as follows:-
- **Main Building** - 305.84 sq.m. (3,292 sq.ft.)
- **Boiler Room** - 15.60 sq.m. (168 sq.ft.)
- **External Store** - 46.00 sq.m. (495 sq.ft.)
- **Site area approx** - 0.21 hectares. (0.52 acres)

**Rating Information:**
The premises are currently entered on the Scottish Assessors Association website as a Community Centre with a Rateable Value of £10,500.

**Planning:**
The building has planning consent for its existing use. Parties interested in alternative use should make their own enquiries with Aberdeenshire Planning Department.

**Price:**
Offers in excess of £145,000 are expected. Interested parties should note their interest formally with the Estates Manager, Aberdeenshire Council, in order to be informed of any closing date and required Council legal process.

**Land and Buildings Transaction Tax:**
The purchaser will be liable for any applicable LBTT and Registration Dues.

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