Aberdeenshire COUNCIL



OFFICE AND CAR PARK

59 Station Road, Ellon, AB41 9AR

- Site Area 990 sqm (10,656 sqft)
- Gross Internal Floor Area 199 sqm (2,142 sqft)

Offers Over £93,500

Contact Details
Telephone 01467 469261
Email estates@aberdeenshire.gov.uk
www.aberdeenshire.gov.uk/property

FOR SALE

OFFICE AND CAR PARK

59 Station Road, Ellon, AB41 9AR







Location:

The property is in Ellon town centre on the south side of Station Road. It is bounded by Station Road to the north, residential and commercial properties to the east, a church to the south, and Union Lane to the west.

Ellon has a population around 10,000 and is the largest settlement in the Formartine area of Aberdeenshire. It is approximately 26 km (15 miles) north of Aberdeen and 27 km (17 miles) south of Peterhead.

Ellon benefits from excellent local amenities including hotels, restaurants, shops and supermarkets. Ellon has 3 primary schools, a secondary school and a good selection of community facilities.

Description:

The subjects comprise a one storey and attic traditional stone office building with a pitched slate roof. There is a car park to the rear of the property with a tarmac surface with space for approximately 33 cars, including 2 disabled spaces. Access to the car park is from Station Road at the front of the property.

Internally the property is configured to provide 4 ground floor office rooms with 2 further office rooms on the first floor. WC facilities are provided on both floors, with a small tea preparation area located off the first floor landing. The floors are generally timber with carpet or vinyl covering. The internal walls are plastered with either paint or wallpaper finish. The ceilings are generally plastered and painted with ceiling mounted fluorescent lighting. Heating is via wall mounted hot water radiators with additional wall mounted electric panel heaters. The windows are double glazed pvc casements.

Internal Floor Areas:

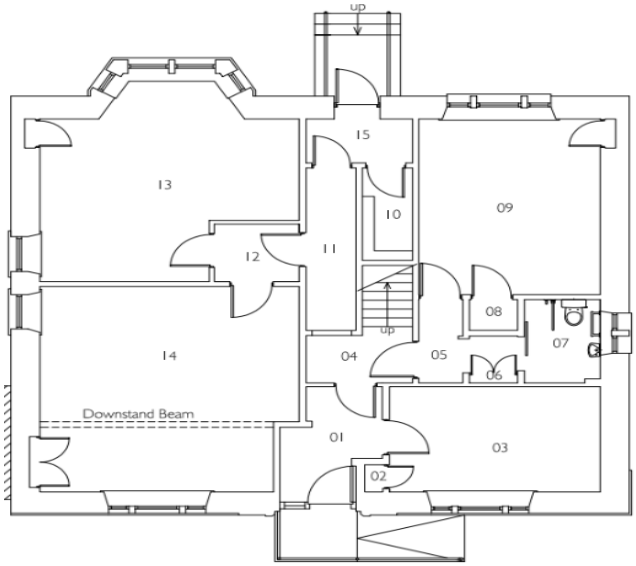
Room 1	Entrance	5.14 sqm
Room 2	Store	0.22 sqm
Room 3	Office	11.99 sqm
Room 4	Stairway	2.96 sqm
Room 5	Corridor	3.32 sqm
Room 6	Store	0.21 sqm
Room 7	Toilet	3.37 sqm
Room 8	Store	0.80 sqm
Room 9	Office	17.45 sqm
Room 10	Store	2.63 sqm
Room 11	Corridor	4.37 sqm
Room 12	Vestibue	2.63 sqm
Room 13	Office	28.06 sqm
Room 14	Office	28.06 sqm
Room 15	Exit	2.50 sqm
Room 16	Stairway	5.96 sqm
Room 17	Corridor	7.23 sqm
Room 18	Toilet	3.09 sqm
Room 19	Store	2.97 sqm
Room 20	Office	33.01 sqm
Room 21	Office	18.28 sqm
	Room Total	184.25 sqm
	Gross Internal Area	199.46 sqm

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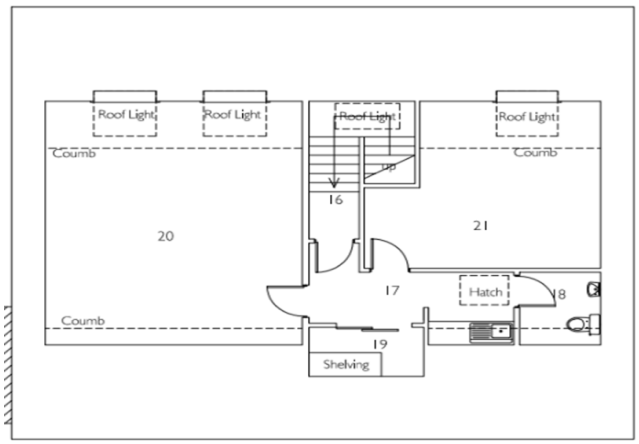
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Ground Floor:



First Floor:



Services:

The property is served by mains electricity, gas and water, and drainage is to the public sewer.

Access:

Pedestrian Access to the front of property is from the public footpath on Station Road.

Vehicular access to the rear car park is from Station Road via the western gable. Aberdeenshire Council can provide affidavits confirming that vehicular access has been exercised over the northern section of Union Lane shown hatched red on the site plan.

Servitude Access:

The property will be sold with an expressed servitude right of access in favour of Aberdeenshire Council for the purpose of maintenance, repair and renewal of underground street lighting cabling. This cabling is located in ground at the front of the property and next to the western gable. Further information can be provided on request.

Energy Performance Certificate (EPC):

The Property has an EPC rating of E.

Viewing Arrangements:
To arrange a viewing please contact:

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Rating:

The property has 2 entries in the Valuation Roll:

- Offices (VR19336) £11,000 effective from 01/04/2023
- Car Park (VR54566) £4,500 effective from 01/04/2023

Planning:

The existing building was most recently used as an office and is considered by the Council's Planning Service to be within Use Class 4. Parties interested in obtaining consent for an alternative use should make their own enquiries with Aberdeenshire Council's planning service. All planning enquiries should be directed to the Council's planning team.

Email: Planning@aberdeenshire.gov.uk

Telephone: 01467 469261

Price:

Offers in excess of £93,500 are invited.

VAT:

Sale will be exempt of VAT.

Land and Buildings Transaction Tax:

The purchaser will be liable for an applicable LBTT and registration dues.

Legal Costs:

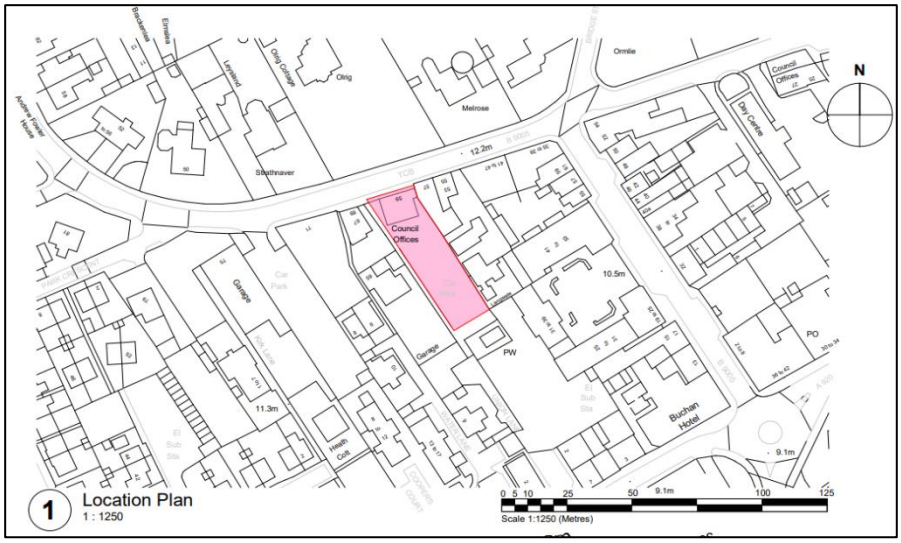
Both parties will be responsible for their respective legal costs.

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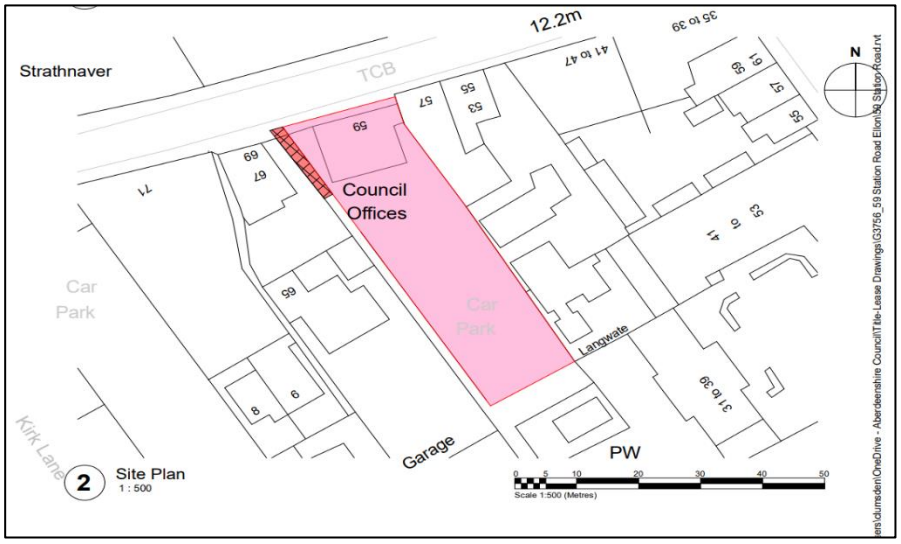
OFFICE AND CARPARK

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Location Plan:



Site Plan:



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.

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