



REDEVELOPMENT OPPORTUNITY

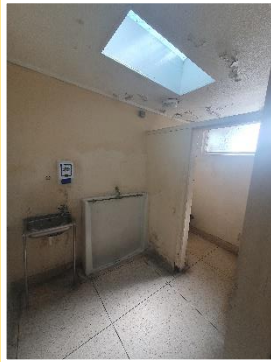
Longside Public Convenience
Main Street, Longside, Peterhead, AB42 4XJ

- Former Public Convenience Block
- Site Area 58.3 sqm
- Gross Internal Floor Area 25.09 sqm
- Excellent Location on main street

OFFERS OVER £12,500

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

FOR SALE



Location:

The property is within Longside village which is situated about 7 miles inland from Peterhead and 2 miles from Mintlaw on the A950. Longside has a population of approximately 700 and a selection of local amenities and facilities.

The property is located on Main Street between a public car park and Council maintained amenity ground. The surrounding properties are generally residential, although commercial premises are also present.

Description:

The property is a single-storey, detached former public convenience building. Construction is a mixture of concrete block and brick walls with roughcast finish. The building has a flat roof. Configured internally to provide male and female toilet accommodation and a store area with independent access doors.

Internally both toilet facilities have a tiled floor, brick walls, timber framed single glass windows, skylight windows and electric lighting. The storeroom has a wooden floor and brick walls. There is a hot water combination unit.

Accommodation:

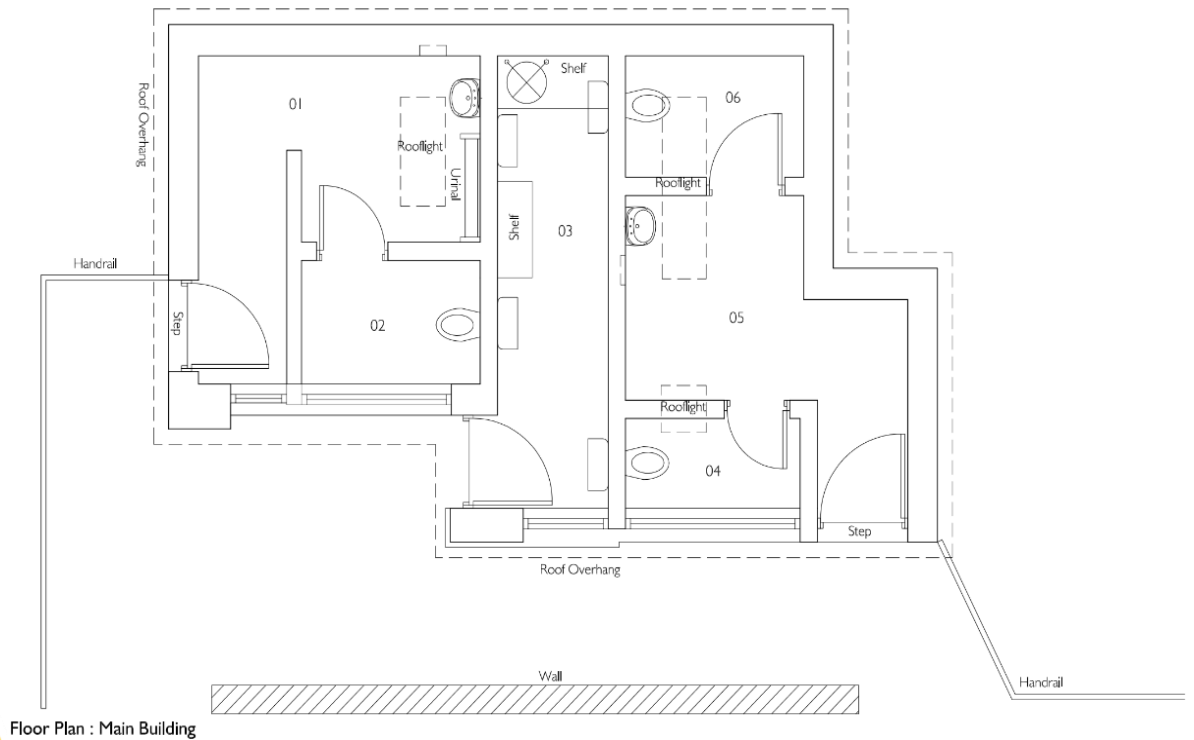
The accommodation measurements are as follows:

Male Toilet 8.34sqm
Storeroom 5.1sqm
Female Toilet 9.34sqm

Room Total 22.78sqm
Gross Internal Area Total 26.09sqm

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Services:

The property is served with mains water, electricity and drainage.

Access:

Pedestrian access is over an unadopted path from Main Street to the north of the subjects and from Winding Brae to the south. The property will be sold with Servitude rights for pedestrian access as well as access for the maintenance of the building. All three rooms within the building have independent access doors from outside.

EPC (Energy Performance Certificate):

There is no EPC for the property.

Rating:

The property is entered in the valuation roll with a rateable value of £1,600 with effect from 1st April 2023. The valuation roll reference is VR15610

Planning:

The Property not classified within the standard use classes and falls under the Sui Generis use class. Parties interested in obtaining consent for an alternative use should make their own enquiries with Aberdeenshire Council's planning service as shown below

Email: planning@aberdeenshire.gov.uk

Telephone: 01467 534333

Price:

Offers in excess of £12,500 are invited.

VAT:

The sale will be exempt from VAT.

Land & Buildings Transaction Tax (LBTT):

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

Legal Costs:

Both parties will be responsible for their respective legal costs.

Viewing Arrangements:

To arrange a viewing please contact:

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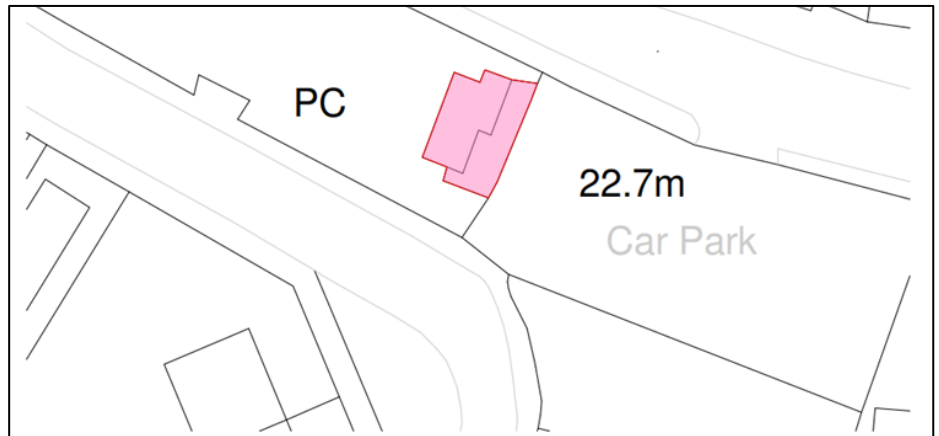
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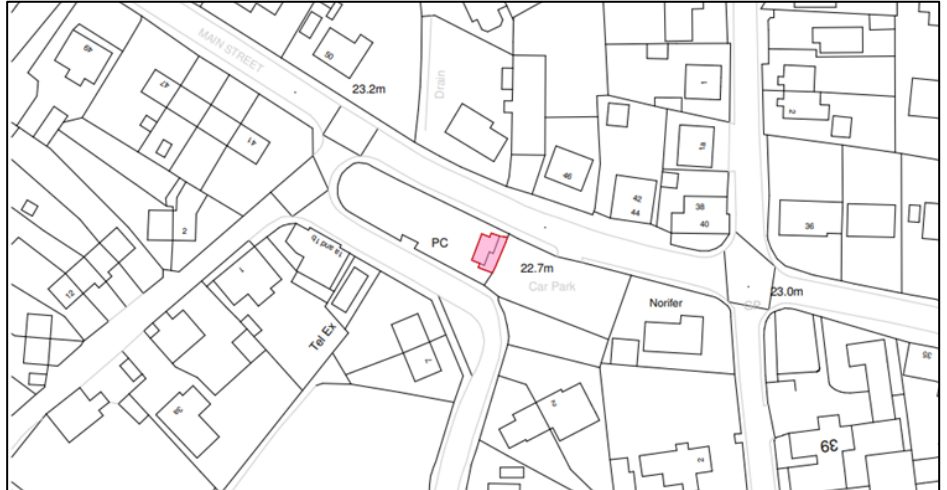
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Site Plan:



Location 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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