



Development Opportunity
**LAURENCEKIRK LIBRARY
& STORE BUILDING**

Johnston Street, Laurencekirk, AB30 1AN

- Site Area - 1,377 m² (14,822 ft²/ 0.34 acres)
- Total Internal Area - 188 m² (2,024 ft²) Gross Internal Floor Area

OFFERS OVER £76,000

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

FOR SALE

LAURENCEKIRK LIBRARY & STORE BUILDING

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Location:

Laurencekirk is a popular commuter town, due to its location just off the A90, 59 km (37 miles) north of Dundee and 48 km (30 miles) south of Aberdeen. The town also benefits from a mainline railway station on the East Coast main line with direct trains to Edinburgh Waverley.

The town is an important service centre for the surrounding rural areas with a population of approximately 3,000. It benefits from several agricultural and oil engineering services companies in the vicinity, which contribute to its vibrant economy.

The property is located at the southern end of Johnston Street, close to its junction with Church Street and Garvocklea Gardens.

The High Street runs parallel to Johnston Street providing local amenities such as a butcher, barber and café. There is also a Scotmid Co-Op. Education is provided by Laurencekirk Primary School and Mearns Academy to the southwest and east of the town centre respectively.



Description:

The property comprises a large site with 2 buildings. The site area is approximately 1,377 sq m (14,822 sq ft) and comprises the areas shaded pink and grey on the plan. The buildings can be described as follows:

Library:

The library is a single storey sandstone building under a pitched slate roof with wood framed single glazed sash windows.

Internally the property provides predominantly solid floors with wall sockets and floor trunking in the reception area. Lighting is provided by suspended strip lights and heating by electric radiators.

The internal layout comprises a reception area with ancillary office and library with a WC located at the rear of the property.

There is a large level parking area to the front of the property, surfaced in a mixture of concrete and hardcore.

Store Building:

The store building is a single storey corrugated metal sheet clad portal frame shed under a pitched corrugated metal sheet roof with sliding main access door in the east elevation and a pedestrian door in the north elevation. It has wood framed single glazed windows.

This unit benefits from a small secure yard area bounded by palisade fencing and a stone wall. The surfacing is hardcore overgrown with grass.



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Accommodation:

The total Gross Internal Area (GIA) of the buildings is approximately 188 sq m (2,024 sq ft).

Library Area

149 m² (1604 ft²) Gross Internal Floor Area

Store Area

39 m² (420 ft²) Gross Internal Floor Area

Services:

The property is served by mains electricity, water, drainage and sewerage services.

Access:

The property has vehicular and pedestrian access from Johnston Street.

The occupier of the Depot building to the east has a non-exclusive right to access and egress their site over the area shaded grey on the plan. This occupier is in the process of applying for consent to access their site directly from Johnston Street and if consent is given the area shaded grey will no longer be shared.

If permission is not granted this right will remain for the length of the Depot lease.

EPC:

The library has an EPC rating of F. The store is less than 50 m² GIA so does not require an EPC.

Rating:

The offices are assessed at £6,200 the library at £2,500 and the Store at £475 with effect from 01/04/2026.

Planning:

The office, library and store in Use Classes, 4, 10 and 4 respectively.

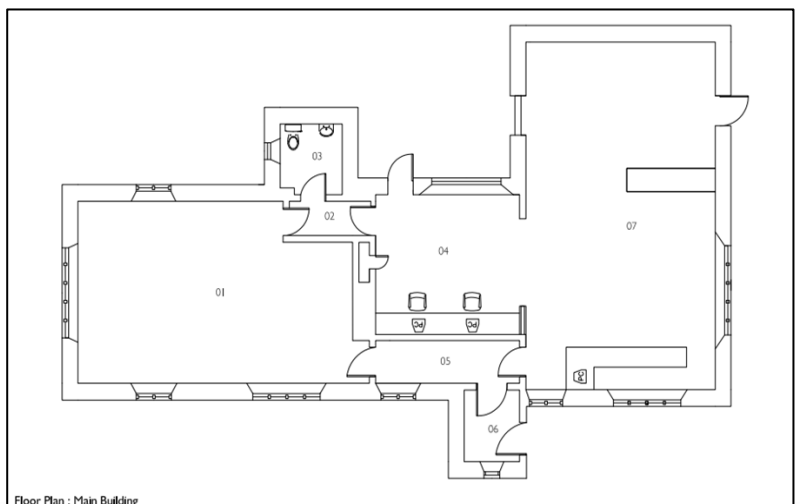
Parties interested in obtaining consent for alternative uses should make their own enquiries with Aberdeenshire Council's planning service.

All planning enquiries should be directed to the Council's planning team.

Email: planning@aberdeenshire.gov.uk

Telephone: 01467 534333

Library Floor Plan:



Floor Plan : Main Building

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Price:

Offers in excess of £76,000.

VAT:

The sale is believed to be exempt from VAT.

However, if it should prove VAT is applicable it will be the purchaser's liability.

Property Condition & Warranties:

The property is being sold without any warranties that any of the services and utilities serving the property and any of the appliances, equipment, facilities and systems (including electrical items and any gas supply) in the property are in working order or any condition.

Land & Buildings Transaction Tax (LBTT):

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

Legal Costs:

Both parties will be responsible for their own legal costs.

Viewing Arrangements/Offers:

To view the property or for further information please contact:

Estates Admin;

E: estates@aberdeenshire.gov.uk

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.

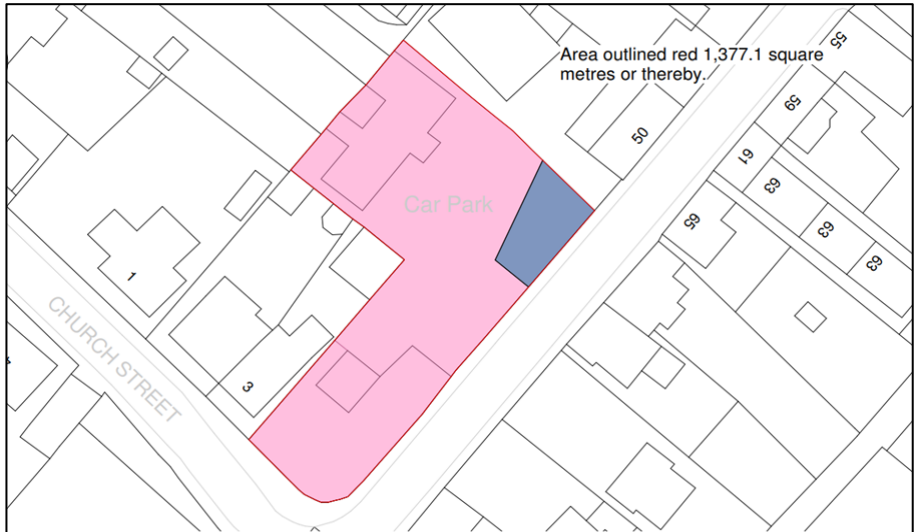
In the event a closing date is set, all persons who have noted their interest in the property will be sent details of the closing date, together with details of the Council's tender procedures that must be strictly adhered to.

All offers should be submitted in Scottish Legal Form. The Council is not bound to accept the highest or indeed any offer.

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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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