

FOR SALE

Office Premises

Suitable for a variety of uses

Size – 218.60 sqm (2,353 sqft)

Car parking to front of premises

Price - £110,000



53 ABBOTSWELL ROAD, ABERDEEN, AB12 3AD

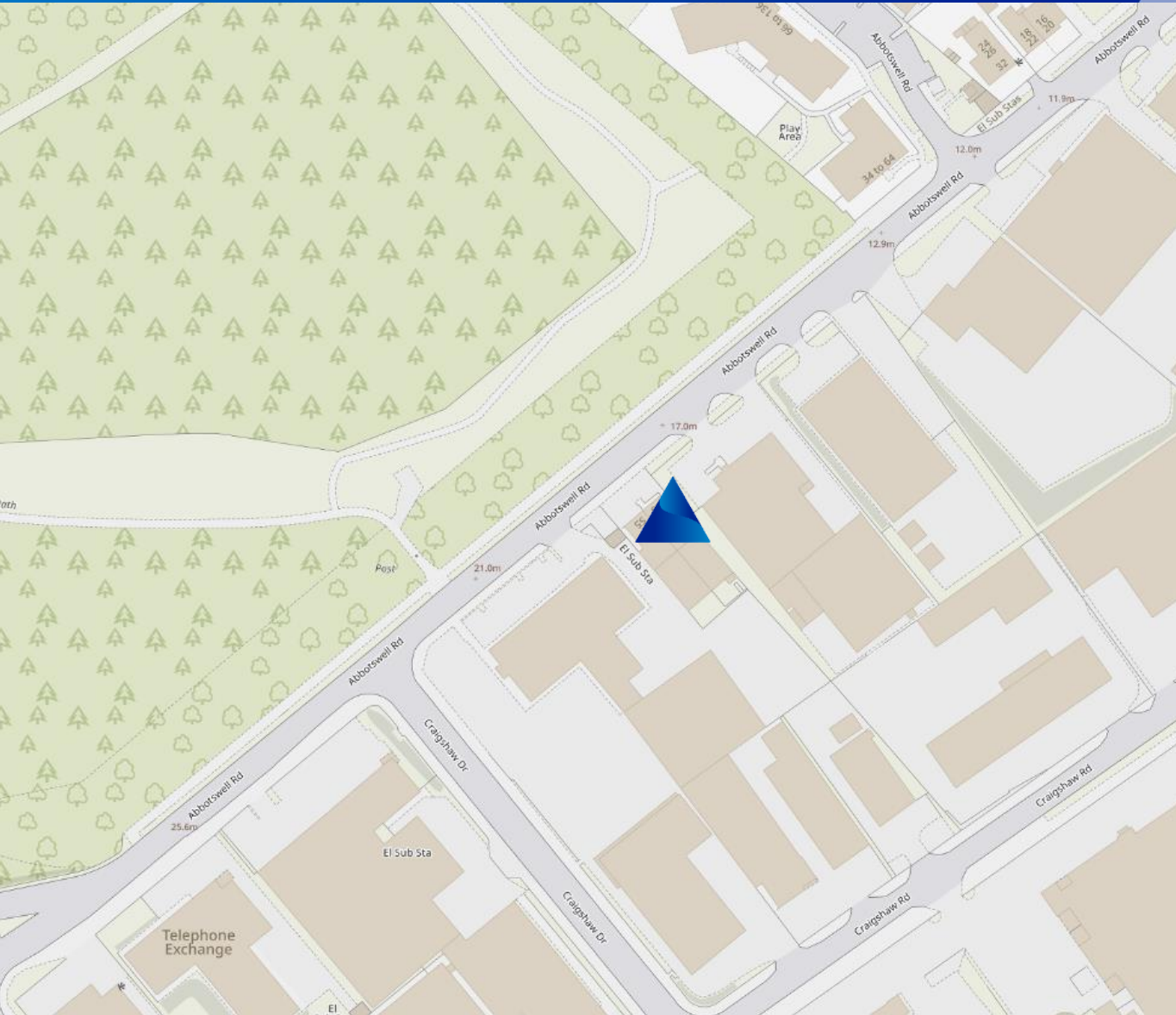
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Location

53 ABBOTSWELL ROAD, ABERDEEN, AB12 3AD



The subjects are located on the south side of Abbotswell Road, close to its junction with Craigshaw Drive. The location is mixed in use including a number of car showrooms, new residential developments and industrial units.

Tullos Park is also located on the opposite side of the road to the subjects. The property benefits from good visibility and passing traffic from Abbotswell Road and are located on the periphery of the West Tullos Industrial Estate.

Office Premises



FIND ON GOOGLE MAPS



Description

53 ABBOTSWELL ROAD, ABERDEEN, AB12 3AD



The subjects comprise a semi-detached office building which has been extended to the rear with car parking to the front for three vehicles.

The front building is of two storey and attic traditional granite and slate construction incorporating a bay window and dormer projection. The premises have been extended to the rear and is of block and harled construction with a profile metal clad roof.

Access is via a timber door to the front elevation along with a further access on the side elevation to the rear section.

The subjects provide cellular office accommodation to the front of the premises along with attic storage and w.c. facilities. Open plan offices are located to the rear of the building.

Natural light is via uPVC double glazed windows to the front of the premises with velux rooflights to the rear.

Heating is provided by gas central heating.



Accommodation

	m ²	ft ²
Ground (front)	33.44	360
Ground (rear)	140.19	1,509
First	35.49	382
Attic	9.48	102
TOTAL	218.60	2,353

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

Price

£110,000 exclusive of VAT at the prevailing rate.

Rateable Value

The subjects are currently entered into the Valuation Roll as at 1st April 2026 as an office with a rateable value of £17,250.

We would point out that an incoming occupier would have the opportunity to appeal the Rateable Value.

Energy Performance Certificate

The subjects have an EPC Rating of E.

Further information and a recommendation report is available to seriously interested parties on request.

VAT

All figures quoted are exclusive of VAT at the prevailing rate.

Legal Costs

Each party shall be responsible for their own legal costs associated with this transaction with the purchaser being responsible for the cost of LBTT and Registration Dues.

Disclaimer

“The property is being sold by the Joint Liquidators of Positioneering Group Limited (in liquidation), acting as agents of the company and without personal liability.

The Liquidators will provide only such title as they have, with no warranty as to title, boundaries, access rights, or servitudes. No warranty as to the condition of the property is given. Interested parties must rely on their own inspections and enquiries.”

Get in Touch

For further information or viewing arrangements please contact the sole agents:



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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