

ONLINE AUCTION

- > 30TH MARCH 2021 AT 2.30 PM
- > EXTENSIVE RETAIL PREMISES WITH DEVELOPMENT POTENTIAL
- > POTENTIAL TO SUB-DIVIDE
- > SIZE – 752.93 SQM (8,105 SQFT)
- > GUIDE PRICE - £57,000

FOR SALE

47 & 49 GORDON STREET, HUNTLY, AB54 8EQ

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LOCATION

Property can be found within the town of Huntly which stands approximately 38 miles North West of Aberdeen. Huntly can be accessed via the main A96 which leads towards Elgin and Inverness to the North. Huntly can also be reached by the way of A9 towards Banff with the A920 Dufftown route also nearby. The population of Huntly itself is approximately 4,500.

The subjects are located on the west side of the street between its junction with Nelson Street and Torry Street. Gordon Street forms part of the A97 a main thoroughfare through the town and has similar commercial uses in the close proximity.

DESCRIPTION

The subjects comprise a large commercial facility comprising of two retail units with a substantial commercial bakery located towards the rear arranged over a number of extensions.

Internally, 47 Gordon Street is utilised as office accommodation, storage area, single w.c. and small kitchen located to the rear. A traditional shop front is installed with signage above. A doorway links through to 49 Gordon Street from the rear of the premises. The front section of number 49 comprises a traditional retail unit with a storage/preparation area to the rear which links through to the main commercial bakery area. There is a first floor level providing additional storage with single w.c. and tea prep facilities

SUB-DIVISION/DEVELOPMENT OPPORTUNITY

The premises can be split to provide two separate retail units. In addition there may be potential to redevelop the premises or the rear section in isolation.

ACCOMMODATION

ACCOMMODATION	m ²	ft ²
47 Gordon Street	85.35	919
49 Gordon Street	667.58	7,186
TOTAL	752.93	8,105

The above floor areas have been calculated on a net internal area basis in accordance with the Code of Measuring Practice (Sixth Edition) as prepared by the RICS.

RATING

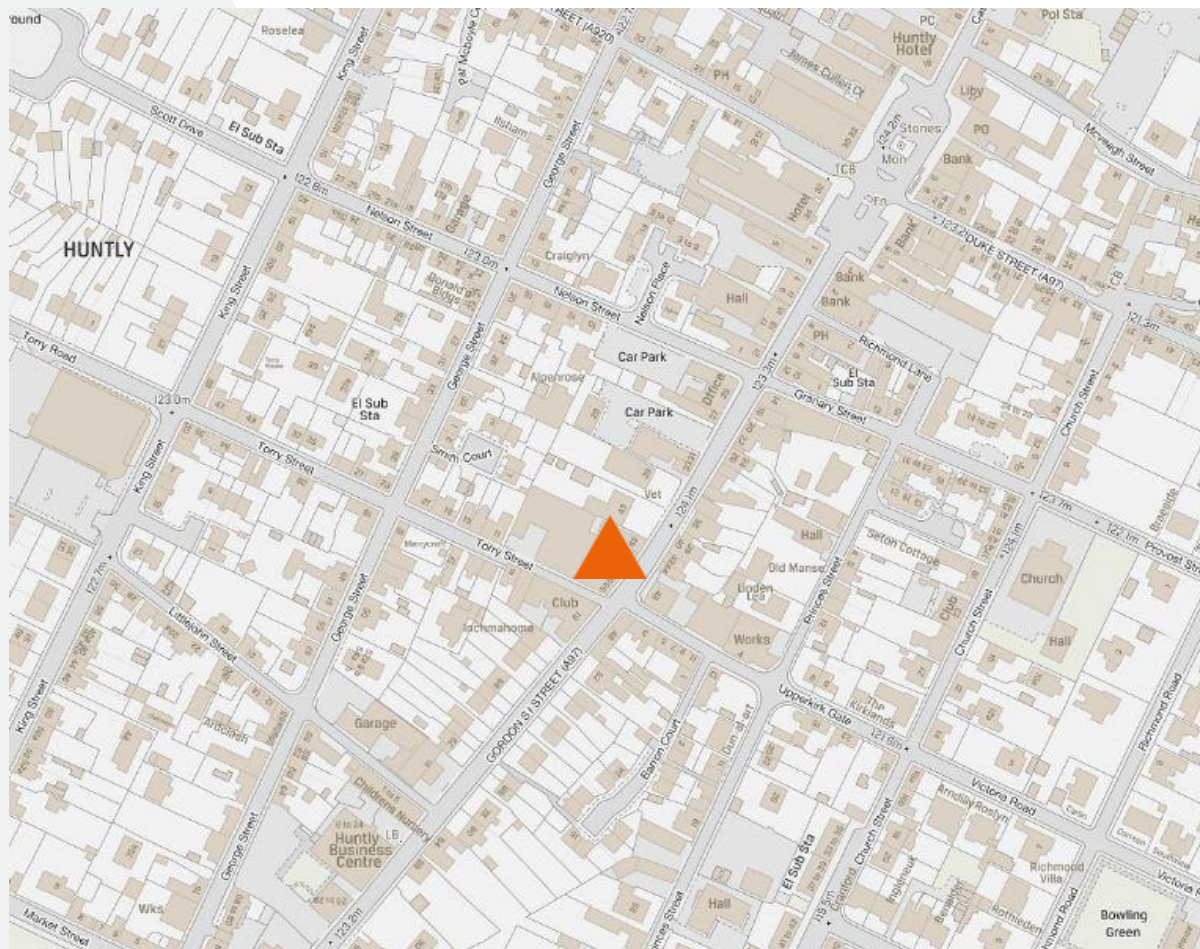
The subject are currently entered into the Valuation Roll as follows:

- > 47 Gordon Street - £5,500
- > 49 Gordon Street - £9,600

VIDEO TOUR

Click [here](#) for video tour of the property.





AUCTION DATE

The auction will be held on 30th March 2021 at 2.30 pm and interested parties should register at:

www.shepherd.co.uk/commercial-auctions

Buyers will be required to pre-register prior to approval of their bid.

DEPOSIT

At the end of the auction, if the reserve price has been met, a 10% deposit (subject to a minimum deposit of £5,000) will be payable.

RESERVE PRICE

The reserve price is the minimum price for which the property can be sold and is confidential between the auctioneer and the vendor and cannot be disclosed.

If the reserve price isn't met, the property will remain unsold. You can contact our team and at this point you'll be able to make an offer which will be referred to the sellers for their consideration

GUIDE PRICE

Properties advertised with a guide price is within 10% above or below the reserve price when a single figure is stated.

If the guide price is a bracket figure, the reserve price cannot exceed the top end of the bracket price.

BUYER FEES

Details of the buyer fees associated with this property can be found on the individual property page.

LEGAL PACK

The legal packs are available to view online

VAT

All Figures quoted are exclusive of VAT at the prevailing rate

ENERGY PERFORMANCE CERTIFICATE

Available Upon Request

CONTACT DETAILS**Head of Property Auctions**

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

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