

Property Particulars

Aberdeenshire
COUNCIL



FOR SALE

**Former Public
Convenience
Aquithie Road
Kemnay AB51 5PD**

- Former public convenience with site measuring approx. 90.85 sq m (0.02 Acres)
- Offers in excess of £9,000 are invited

Viewing Arrangements

To view the property or for further information please contact:

Ayo Lawal

01467 539356

ayodeji.lawal@
aberdeenshire.gov.uk

www.aberdeenshire.gov.uk/property



Location:

Kemnay is a small village approx. 16 miles from Aberdeen City. It is the third largest settlement in Garioch and is considered a commuter settlement. Kemnay is currently served by two primary schools and a secondary school. Other amenities in the village include a golf club, doctor's surgery, hotel, pub, shops and a care home.

Extract plans are provided below showing the location and extent of the subjects delineated in red.

Description:

The subjects comprise a single storey former public convenience building of partially rendered concrete block construction under a mono-pitched and slated roof.

The subjects are located to the south west corner of Aquithie Road car park. Internally, there are concrete partition walls, tiled floors and plasterboard ceiling. Externally, there is concrete slab paving which gives access to the south side of the property from which the female toilet and store can be accessed. A metal fence with gate separates this area from the front where the male and disabled toilets can be accessed.

Pedestrian access is available to the toilet and it is the intention to sell the Public Convenience with rights to pedestrian access only.

The Gross Internal Area (GIA) of the building measures approx. 33 sq m (355 sq ft).

The site area measures approx. 90.85 sq m (0.02 acres).

The subjects will be sold as seen and no guarantees or warranties are available.

Services:

We understand that the premises is served with mains electricity, drainage and water. Interested parties are advised to satisfy themselves regarding the location and capacity of services.

Rating Information:

The property is currently listed on the Assessor's website with a Rateable Value of £4,000.

Planning:

All planning enquiries regarding renovation and alternative uses should be directed to:

Garioch Area Planning Office
Gordon House
Blackhall Road
Inverurie
AB51 3WA
T: 01467 534333
E: ga.planapps@aberdeenshire.gov.uk

Developer Obligations:

The Developer Obligation Team can be reached on:

T: 01467 536928

E: developerobligations@aberdeenshire.gov.uk

Price:

Offers in excess of £9,000 are invited.

VAT:

VAT will not be payable on the sale price.



Land and Buildings Transaction Tax (LBTT):

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

Legal Costs:

Each party will be responsible for their own legal and other expenses.

Date of Entry:

To be agreed upon conclusion of legal formalities.

Viewing Arrangement:

The exterior of the property is available to view without appointment. To view the interior of the property, please contact:

Ayo Lawal

T: 01467 539356

E: ayodeji.lawal@aberdeenshire.gov.uk

Offers:

Any persons who wish to submit an offer to purchase the site should note their interest with the Estates Manager, Aberdeenshire Council, Woodhill House, Westburn Road, Aberdeen, AB16 5GB, 01467 536116.

Bidders should note that the Council is not bound to accept the highest or indeed any offer received.

Offers to purchase must state the price and must be valid offers in accordance with Scottish Law and submitted in the official tender envelope. Offers submitted otherwise than in accordance with this requirement may not be considered.

In the event that a closing date is set, all persons who have noted their interest in the site will be sent details of the closing date,

together with details of the Council's tender procedures that must be strictly adhered to.

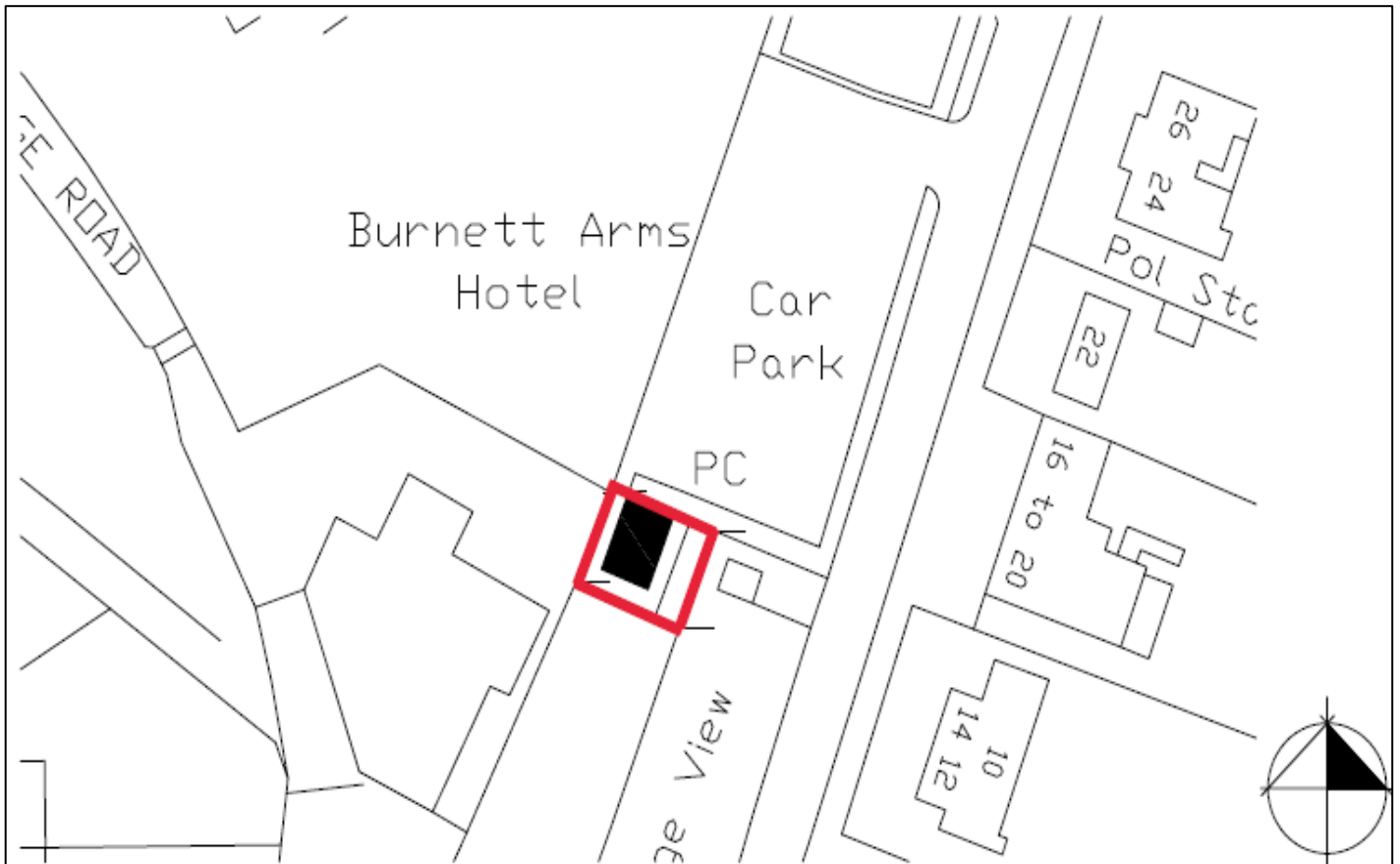
Date of Publication:

July 2018

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Site & 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.