



Former Medical Centre

LOGIE AVENUE EAST

Crimond, Fraserburgh AB43 8QH

- Offices 242.43 sq.m.
(2,609 sq.ft.)

Offers Invited

Derek Young
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FOR SALE

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Location:

Crimond is a peaceful, yet thriving village lying midway between Peterhead (9 miles) and Fraserburgh (8.5 miles), served by a regular bus service to both. The village hosts a Church, Primary School, local Convenience Store and Post Office, Bowling Club, Care Home, Medical and Community Centre and renowned Stock Car Racing Track.

The property enjoys main road frontage (A90)

Description:

The subjects comprise a purpose designed single storey former medical centre, constructed in concrete block, harled externally, with part pitched and tiled, part flat roof and double glazed pvc windows. The layout is cellular in design.

There is a private car park to the front.

Floor Areas:

We calculate the undernoted net internal floor areas

Offices - 241.43 sq.m. (2,609 sq.ft.)

Stores - 4.62 sq.m. (50 sq.ft.)

Areas calculated in accordance with RICS Code of Measuring Practice.

The site area extends to approximately 0.3 acres (0.121 ha.)

Services:

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

Energy Performance Certificate:

Will be provided dependant on proposed use.

Rating Information:

The subjects are currently listed on the Scottish Assessors Association website as Medical Centre with a rateable value of £19,000 (under appeal).

Planning:

The premises currently fall under Use Class 2 of the Use Classes (Scotland) Order 1997

Any proposed change of use should be discussed with the local Buchan Area Planning Office Tel 01779 403734 – email bu.planapps@aberdeenshire.gov.uk

Price:

Offers are invited.

Proposals subject to change of use will be considered.

VAT:

VAT will be payable on the sale price.



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Land and Buildings

Transaction TAX (LBTT):

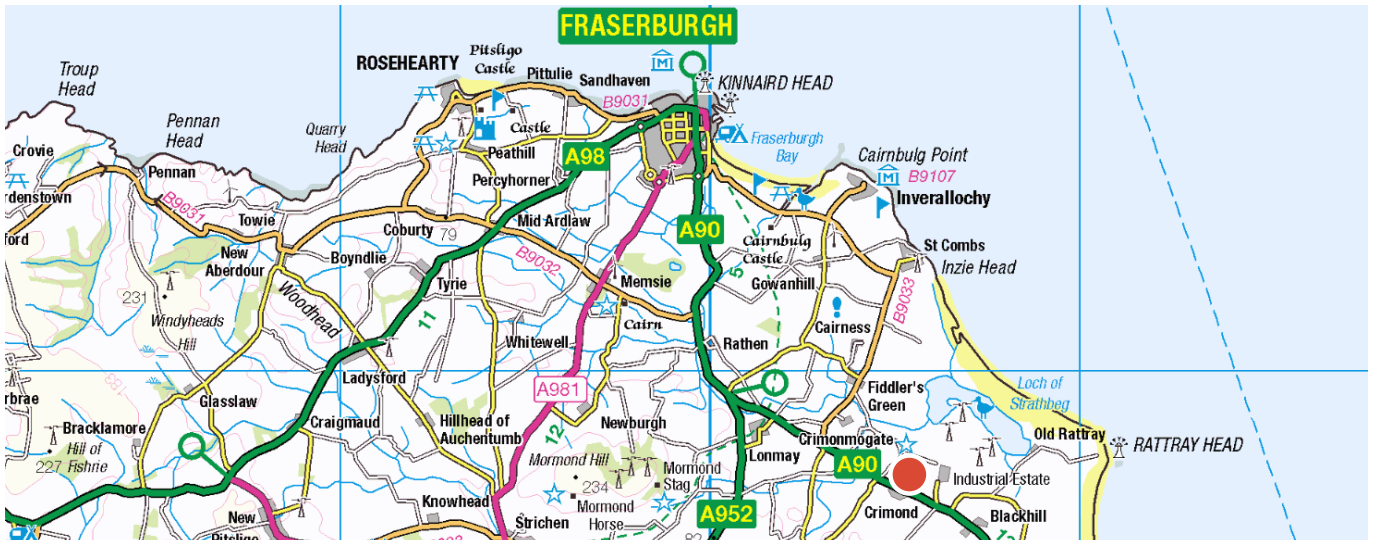
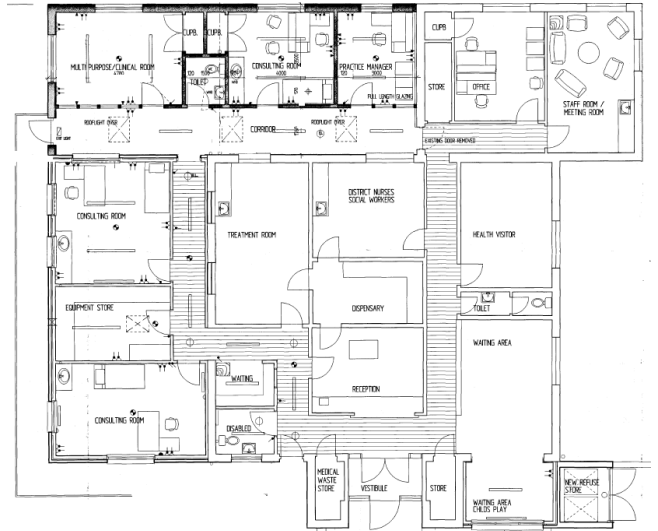
The purchaser will be liable for any applicable LBTT and Registration Dues.

Legal Costs:

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

Offers:

Interested parties should note an interest formally with the Estates Manager, Aberdeenshire Council, in order to be informed of any forthcoming closing date and required Council legal process.



Viewing Arrangements:

To arrange a viewing please contact:

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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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