



Conversion Opportunity **LIBRARY**

Station Road, Ellon, AB41 9AE

- Site Area 649 sqm (6,985 sqft)
- Internal Floor Area 398 sqm (4,284 sqft)

Offers over £185,000

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

FOR SALE



Location:

The property is situated within the town centre of Ellon, which has a population of approximately 10,000. Ellon is the largest settlement in the Formartine area of Aberdeenshire and is located approximately 26 km (15 miles) north of Aberdeen and 27 km (17 miles) south of Peterhead.

Ellon benefits from excellent local amenities including hotels, restaurants and supermarket shopping. Ellon has a good selection of local retail and community facilities and has secondary and primary schools.

The property is situated on the north side of Station Road, which is a one-way street between Bridge Street and The Square. There is an Aberdeenshire Council Pay & Display car park located adjacent to the property.



Description:

The property is a purpose-built library building consisting of a single storey, library area and a two-storey wing that contains ancillary accommodation and the main entrance.

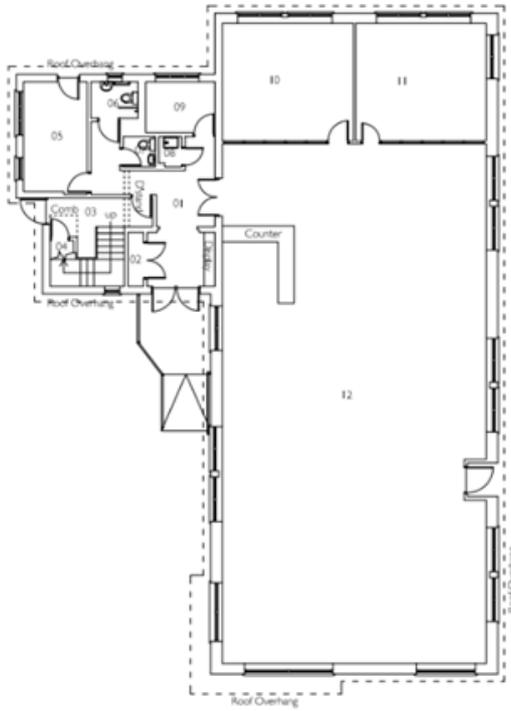
The main library area is within a rectangular, single storey building with externally rendered walls incorporating high-level double-glazed windows to the north, east and west facing elevations beneath a pitched tile roof. The south facing elevation and west facing elevation adjacent to Station Road incorporate a total of three full height display windows with the southwest corner of the building clad in fyfestone.

A two-storey extension connects to the main library building. The extension has externally rendered walls at ground floor level with the first floor mostly formed by a mansard pitched tile roof. Part of the first floor is clad in timber where it joins the main library roof. At ground floor level there are high-level double-glazed windows, with the south elevation incorporating a glazed double door that faces Station Road and serves as the main entrance to the library. The first-floor mansard incorporates a number of velux/dormer style windows.

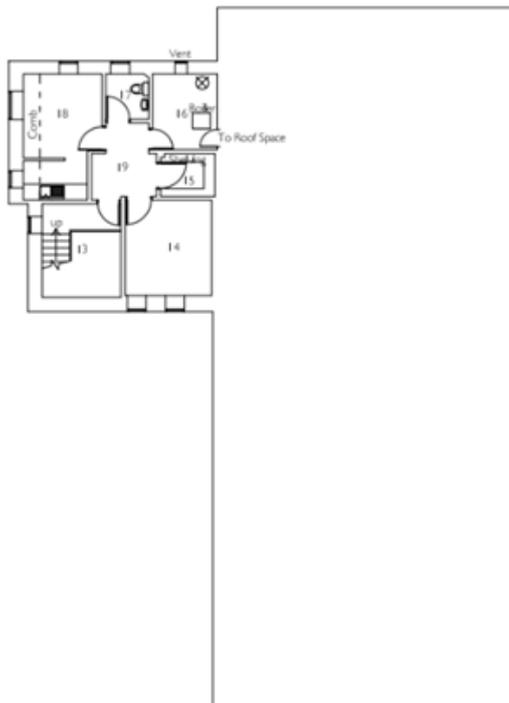


Internally, the property is laid out to provide the library, together with ancillary rooms and offices, including WC facilities and kitchen. There is a boiler room on the first floor. A concrete stairwell provides access between the ground and first floors. The general specification of the accommodation includes painted plasterboard lined walls, carpeted floors and painted plasterboard ceilings incorporating fluorescent light fittings.

The Gross Internal Area of the building is approximately 398sqm



Ground Floor



First Floor

FORMER LIBRARY

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Services:

The premises are served by mains electricity, gas and water, with main sewer drainage.

Access:

Access is from the public road at the front of the property.

EPC:

The Property has an EPC rating of F.

Rating:

Rateable value of £28,000 with effect from 01/04/2023

Planning:

The Property has planning consent for use as a public library (Use Class 10). Parties interested in obtaining consent for an alternative use 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 539819

Price:

Offers in excess of £185,000 are invited.

VAT:

Sale will be exempt from VAT

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.

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Offers:

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, T. 01467 469261.

In the event that 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. 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, proposed use 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.

Date of Entry:

To be agreed upon conclusion of legal formalities.

Viewing Arrangement:

To arrange a viewing please contact:

Estates Admin T: 01467 469261

E: estates@aberdeenshire.gov.uk

Viewing Arrangements:

To arrange a viewing please contact:

Contact Details

Telephone 01467 469261

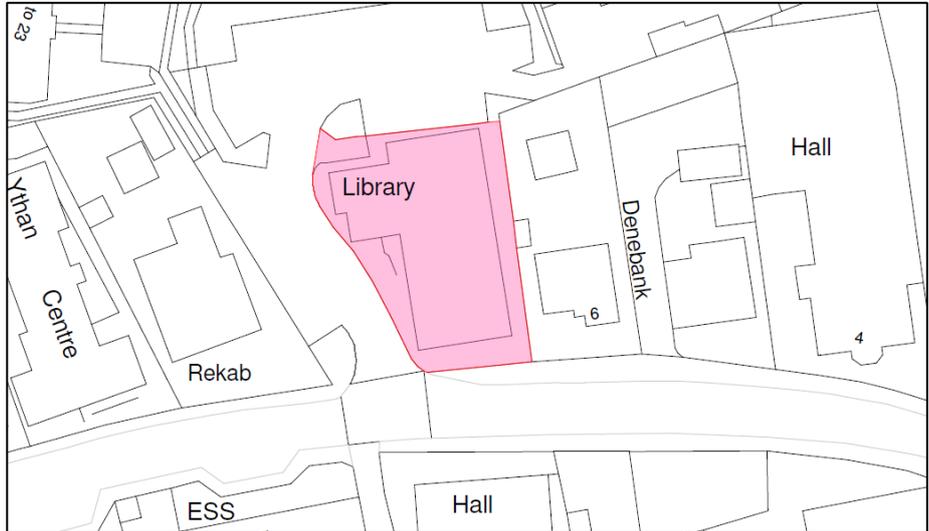
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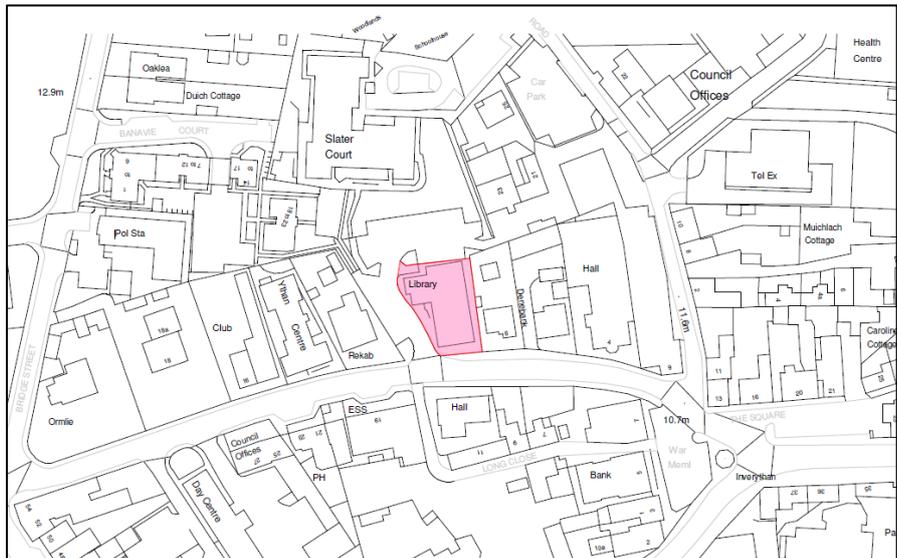
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Site Plan:



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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Date of publication: December 2024