

Lot 45, 2 High Street, Banchory,

Aberdeenshire AB31 5RP

For sale by Auction on 9th July 2024 (unless sold or withdrawn prior)



Heritable Development Opportunity

www.acuitus.co.uk

Lot 45, 2 High Street, Banchory, Aberdeenshire AB31 5RP

For sale by Auction on 9th July 2024 (unless sold or withdrawn prior)

Property Information

Heritable Development Opportunity

- Former Funeral Parlour with large car park
- Residential, Development and Change of Use Opportunities (subject to consents)
- Established residential and commercial location
- VAT not applicable

Lot

45

Auction

9th July 2024

Vacant Possession

Status

Available

Sector

Development

Auction Venue

Live Streamed Auction

On the Instructions of Dignity
Funeral Directors

Location

Miles 18 miles south-west of Aberdeen, 50 miles north-east of Dundee
Roads A90, A93, A956
Rail Portlethen Railway Station
Air Aberdeen Airport

Situation

The property is situated on the south side of High Street (A93), close to its junction with Kinneskie Road on the edge of the town centre, in an established residential and commercial location. Banchory town centre includes a mix of independent retailers and restaurants.

Tenure

Heritable. (Scottish equivalent of Freehold)

EPC

The EPC will be available to view online in the solicitor's legal pack.

Description

The property comprises a former funeral parlour that benefits from a large car park to the front and side. The memorial garden to the side of the property does not form part of the sale.

VAT

VAT is not applicable to this lot.

Planning

The property may lend itself to residential conversion, alternative uses and/or redevelopment, subject to obtaining all the necessary consents. All enquiries should be made with Aberdeenshire Council. (www.aberdeenshire.gov.uk) (Phone: 01467 534333)

Viewings

There will be one accompanied viewing date on Monday 1st July from 12pm to 1pm. If you would like to inspect, please confirm your attendance with your name and mobile number to mhairi.archibald@acuitus.co.uk

Completion Period

Six Week Completion

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

Lot 45, 2 High Street, Banchory,

Aberdeenshire AB31 5RP

For sale by Auction on 9th July 2024 (unless sold or withdrawn prior)

Tenancy & Accommodation

| Floor | Use | Floor Areas Approx sq m | Floor Areas Approx sq ft | Tenant |
|--------------|--------------------------------|----------------------------|-----------------------------|--------|
| Ground | Commercial/Ancillary Garage | 81.60 31.30 | (878) (337) | VACANT |
| Total | | 112.90 | (1,215) | |

NB: Please note that there is a restriction on funeral use for this property- please see the legal pack for details.

**Lot 45, 2 High Street, Banchory,
Aberdeenshire AB31 5RP**

For sale by Auction on 9th July 2024 (unless sold or withdrawn prior)



**Lot 45, 2 High Street, Banchory,
Aberdeenshire AB31 5RP**

For sale by Auction on 9th July 2024 (unless sold or withdrawn prior)



Heritable Development Opportunity

www.acuitus.co.uk

Lot 45, 2 High Street, Banchory,

Aberdeenshire AB31 5RP

For sale by Auction on 9th July 2024 (unless sold or withdrawn prior)



Lot 45, 2 High Street, Banchory,

Aberdeenshire AB31 5RP

For sale by Auction on 9th July 2024 (unless sold or withdrawn prior)



Contacts

Acuitus

David Margolis
+44 (0)20 7034 4862
+44 (0)7930 484 440
david.margolis@acuitus.co.uk

Mhairi Archibald
+44 (0)7718 899 341
Mhairi.archibald@acuitus.co.uk

Seller's Solicitors

Shoosmiths LLP (Edinburgh)
9 Haymarket Square
Edinburgh
EH3 8RY

John Dunlop
03700 86 8124
john.dunlop@shoosmiths.com

Rachael McCallum
+44 (0)3700 868 153
Rachael.McCallum@shoosmiths.com

Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

- (i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;
- (ii) 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 as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.
2024