# **Aberdeenshire AB31 5RP**

For sale by Auction on 9th July 2024 (unless sold or withdrawn prior)





**Heritable Development Opportunity** 

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### **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

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## **Tenancy & Accommodation**

Floor		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.

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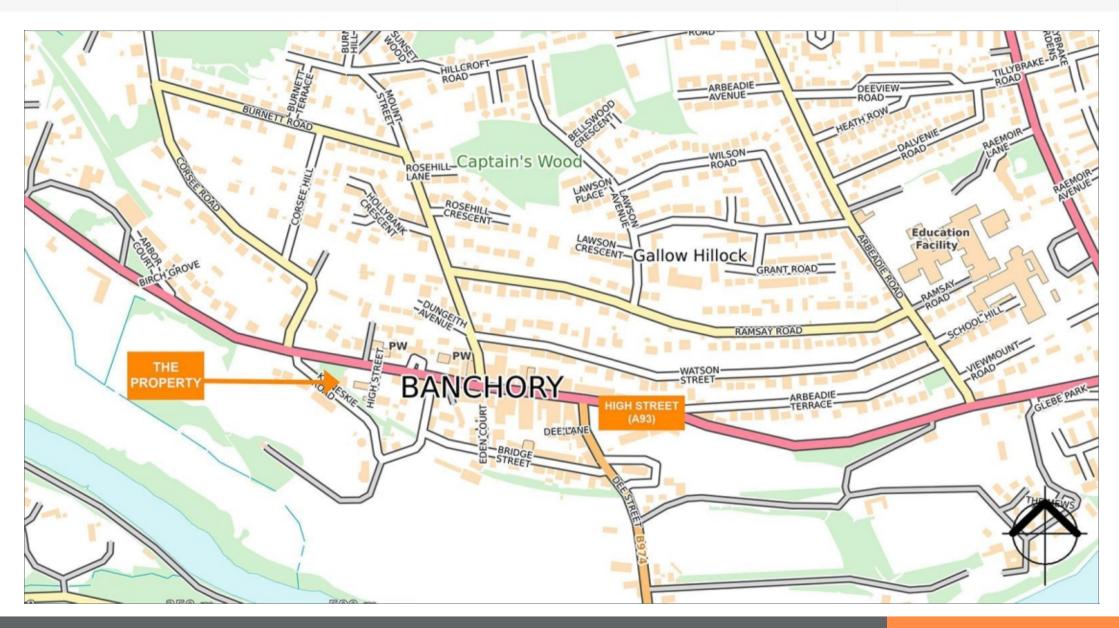


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### **Contacts**

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#### Seller's Solicitors

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