

# DM HALL

# For Sale

## Office

42-46 Barclay Street  
Stonehaven  
AB39 2FX



119.09 SQM  
(1,282 SQ FT)

# Property Details

- Well-positioned office premises in Stonehaven town centre
- Redevelopment Opportunity (subject to obtaining the necessary consent)
- Eligible for up to 100% business rates relief
- Offers invited: £125,000

## LOCATION

The property is located in the coastal town of Stonehaven, which lies approximately 16 miles to the South of Aberdeen. More specifically the property, occupies a prominent position on Barclay Street, Near its junctions with Margaret Street and Mary Street.

Click on the icon below to see the properties' location on Google Maps:



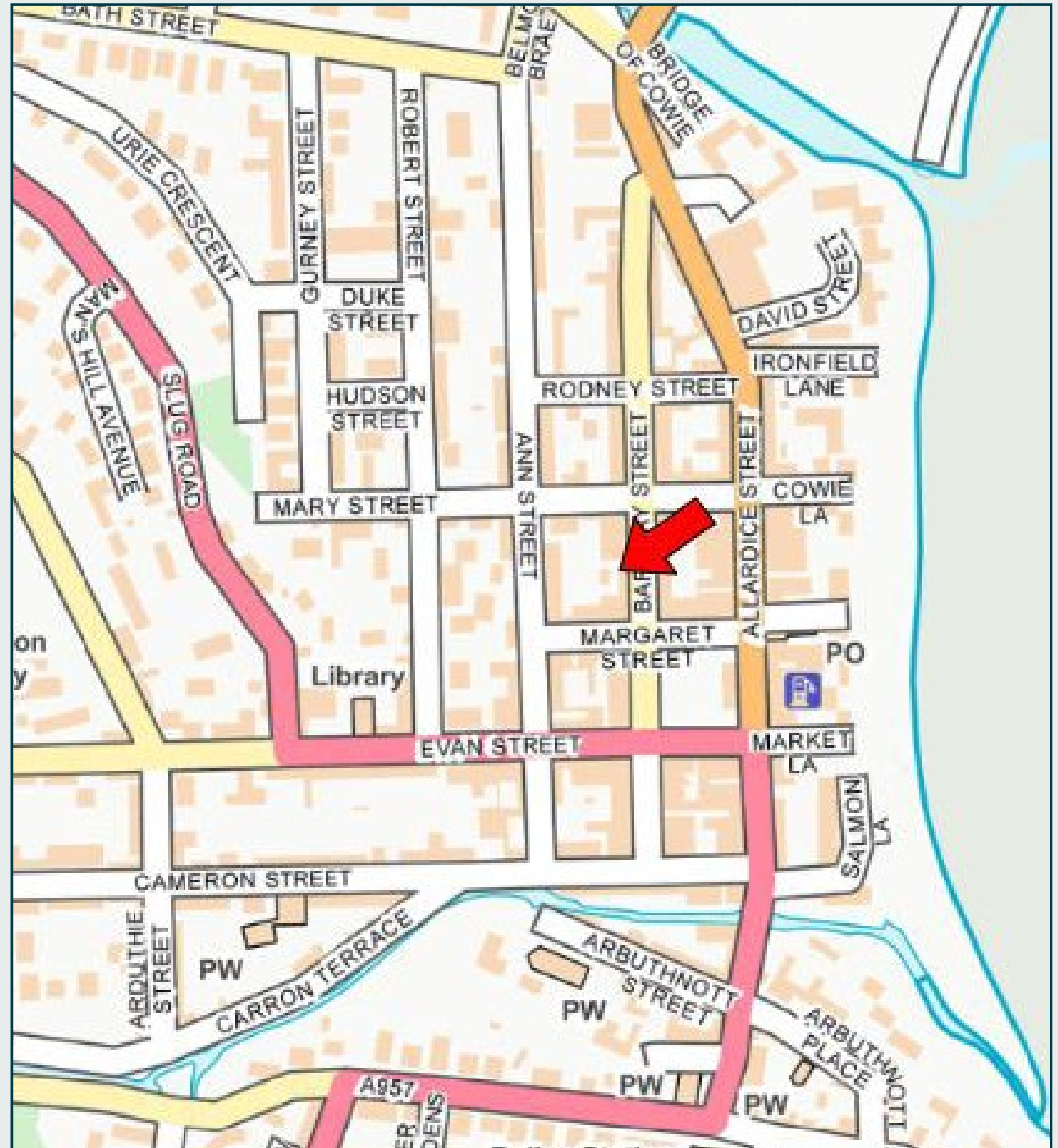
## DESCRIPTION

The subject comprises office premises arranged over ground, first, and attic floors of a two-storey and attic end-terraced building of traditional stone and slate construction.

Internally the property offers a combination of cellular and open-plan accommodation. A mezzanine level between the ground and first floor provides additional WC facilities and access to the rear garden. Natural daylight is provided via UPVC and timber-framed single and double-glazed windows.

Externally, the property benefits from a private garden with outbuildings. Car parking is available within the immediate vicinity via street parking and the local authority car park at Market Street Square.

Click on the icon below to watch DM Halls Video Tour of the premises:



# Property Details

## DEVELOPMENT OPPORUNITY

The property remains well positioned to continue in its current use as office accommodation. Alternatively, the property may offer a redevelopment opportunity to residential, subject to obtaining the necessary permission from the local authority.

## ACCOMMODATION

The property provides the following Net Internal Floor Area, measured in accordance with the RICS Code of Measuring Practice (Sixth Edition).

Demise	sq m	sq ft
Ground floor	51.48	554
First Floor	45.41	489
Attic Floor	22.20	239
<b>Total</b>	<b>119.09</b>	<b>1,282</b>

Gross Internal Floor Area: 146.82 sq m (1,580 sq ft).

## SERVICES

The property is served with mains supplies of water, electricity and gas, with drainage being to the public sewer. Background heating is provided by steel pressed radiators, supplemented by electric panel heaters.

## ENERGY PERFORMANCE

The property has an EPC rating of F [88].  
Full documentation is available upon request.

**DM HALL**



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**RICS**

## NON-DOMESTIC RATES

The property is currently entered in the Valuation Roll on the following basis:

Demise	Ratable Value (wef Apr-26)	Uniform Business Rate	Estimated Rates Payable
46 Barclay Street	£9,800	£0.481	£4,714*

\*Estimated rates payable are calculated using the basic property rate of 48.1p in the pound and are stated prior to any reliefs or transactional adjustments.

The next revaluation is April 2029.

Subject to meeting the relevant criteria, the property may be eligible for rates relief under the Small Business Bonus Scheme, which can provide up to 100% relief in certain circumstances. Interested parties should make their own enquiries with the local authority to confirm eligibility. Water and wastewater charges are payable in addition.

## PRICE

Offers invited at £125,000

# Make an enquiry

Melissa.Morrice@dmhall.co.uk

01224 594 172

Stuart.Johnston@dmhall.co.uk

079130 46226

## VAT

All prices quoted are exclusive of VAT.

## COSTS

Each party will be responsible for their own costs. Any incoming purchaser /occupier will be responsible for their own legal costs. Any incoming occupier will be responsible for the payment of LBTT and registration dues.

## ANTI-MONEY LAUNDERING

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall is legally required to carry out due diligence on all parties involved in a transaction. Once an offer has been accepted, prospective purchasers, vendors, tenants, or landlords will be required, at a minimum, to provide proof of identity and residence, as well as proof of funds, before the transaction or lease can proceed.

**DM Hall Commercial Department**

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