



## 16-22 ALLARDICE STREET, Stonehaven, AB39 2BW

- Former Offices with Redevelopment Potential
- Net Internal Area – 435.4 sq.m. (4,686 sq.ft.)

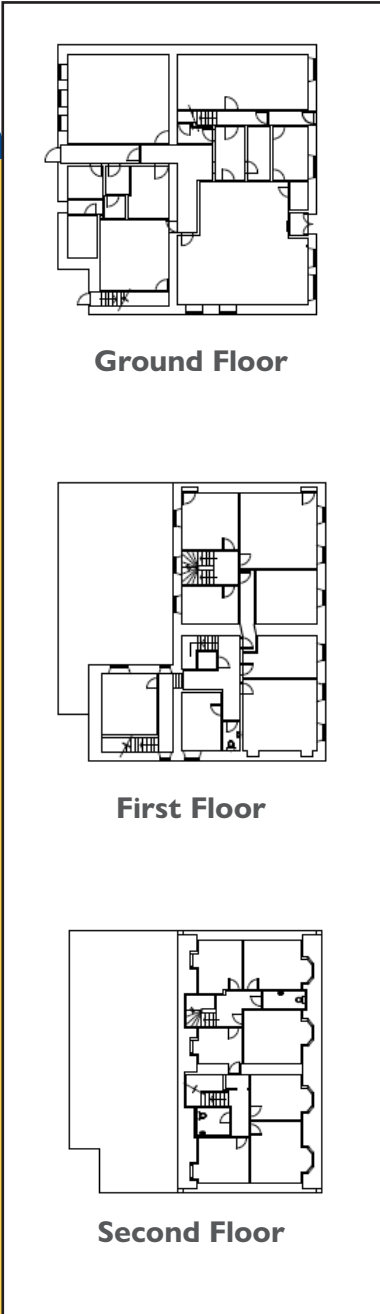
**Offers over £210,000**

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# FOR SALE

# 16-22 ALLARDICE STREET, Stonehaven, AB39 2BW

## Site Plan:



## Location:

The subject property is located in Stonehaven (population 11,602), a coastal town located 15 miles south of Aberdeen City. It is in a sheltered position on Stonehaven Bay between the Carron Water and the Cowie Water.

Stonehaven has a vibrant town centre, which includes a good range of both local and national traders.

The subjects are situated on the east side of Allardice Street, at its junction with Market Lane. The property is also located within close proximity of The Square, where the main focus for retail activity within Stonehaven can be found.

## Description:

The subjects comprise a traditional stone and slate office building with more recent single storey extension to the rear. The property benefits from a private car park with 19 spaces, entered off Market Lane to the rear.

Internally the offices are cellular in nature and of basic varying specification.

The ground floor is of a slightly superior specification and comprises larger rooms compared with the upper floors. Floors are carpeted, walls papered/painted, ceilings suspended incorporating light boxes and spotlights and heating is by way of electric panel radiators. There is perimeter trunking and floor boxes in the larger rooms. Upper floors are of a more traditional design incorporating more ornate features. Heating is by gas fired radiators.

## Accommodation:

We calculate the undernoted net internal floor areas:

Ground Floor	205.6 sq.m.	(2,213 sq.ft.)
First Floor	132.5 sq.m.	(1,426 sq.ft.)
Second Floor	97.3 sq.m.	(1,047 sq.ft.)

## Services:

We understand the premises to be served by mains electricity, gas and water, with drainage assumed to be to the main sewer. Aberdeenshire Council offers no warranty with regard to utilities and prospective purchasers should undertake their own research as to their capacity and suitability.

## Rating:

The property attracts a rateable value of £42,500.

## Council Tax Banding / Rating Information:

The subjects are currently in office use but may lend themselves to redevelopment for alternative use. Interested parties should make contact with Aberdeenshire Planning Team.

planning@aberdeenshire.gov.uk - Tel 01467 534333

It should be noted that offers of purchase envisaging redevelopment, resulting in increased site density, are unlikely to be supported

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**Price:**

Offers in excess of £210,000 are invited.

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

**VAT:**

Any sale will be exempt from VAT.

**Legal costs:**

Each party to bear their own

**Land and Buildings Transaction Tax (LBTT):**

The purchaser will be responsible for any LBTT and Registration Dues.

**Date of Entry:**

To be agreed upon conclusion of legal formalities.

**Viewing Arrangements/Offers:**

To view the property or for further information please contact:

Derek Young

01467 533 108

[derek.young@aberdeenshire.gov.uk](mailto:derek.young@aberdeenshire.gov.uk)

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,  
01467 536116.

[estates@aberdeenshire.gov.uk](mailto:estates@aberdeenshire.gov.uk)

In the event 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. All offers should be submitted in Scottish Legal Form. The Council is not bound to accept the highest or indeed any offer.

**Viewing Arrangements:**

To arrange a viewing please contact:

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## 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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