

FOR SALE BY ONLINE AUCTION

Auction Date: 3rd December 2026 2026 @ 2.30pm

WORKSHOP PREMISES

Prominent Corner Location

suitable for alternative uses subject to planning

Size – 648.99 SQM (6,986 SQFT)

Guide Price : £195,000

WHAT 3 WORDS

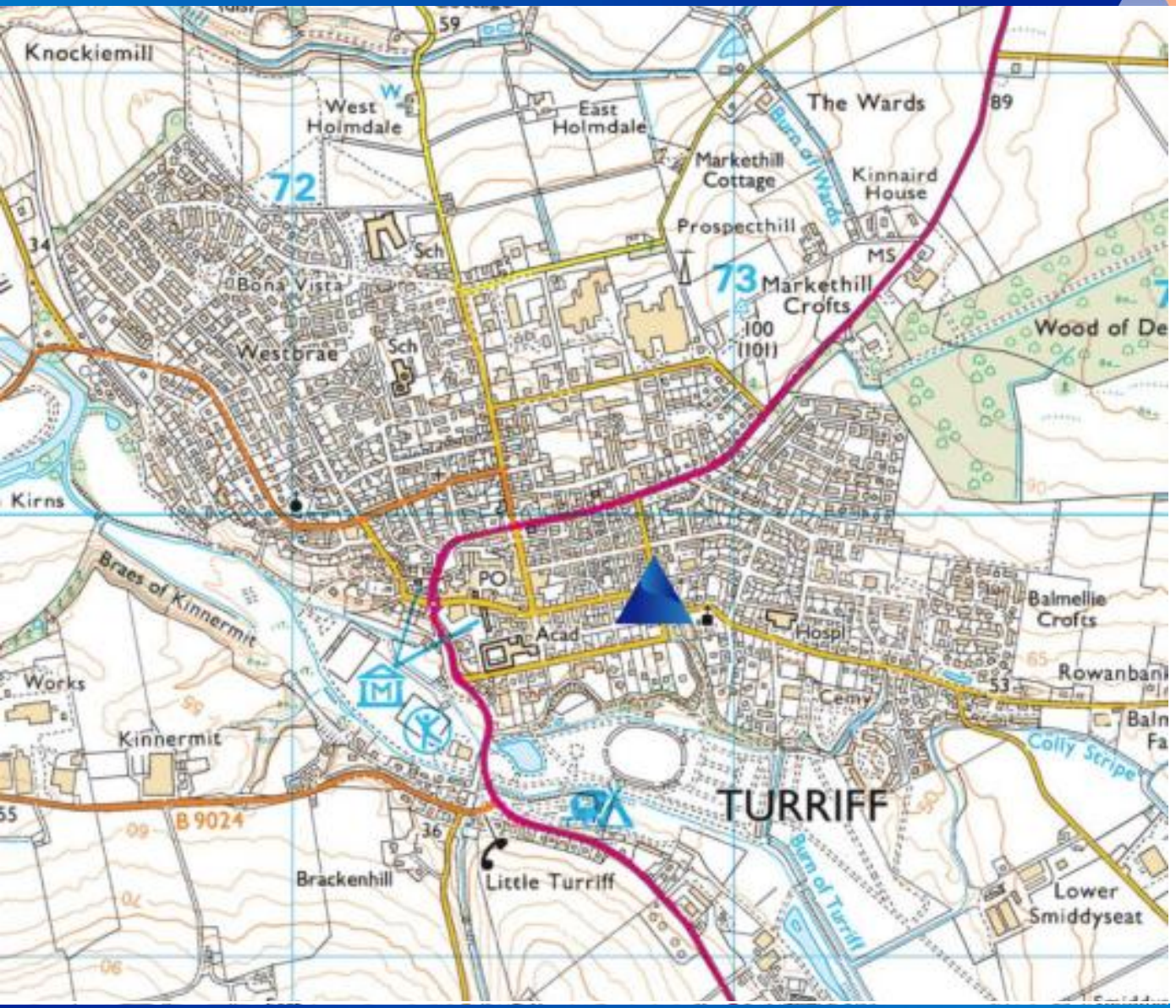
WORKSHOP, CROWN STREET, TURRIFF, AB53 4DN

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SHEPHERD
PROPERTY AUCTIONS

Location

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The subjects are situated within the town of Turriff, which is located approximately 35 miles north west of Aberdeen on the A947 route which runs between Aberdeen and the towns of Banff and Macduff. The town is well placed for commuting and is one of the area's principal service centres.

The subjects themselves are located on the west side of Crown Street, at its junction with Balmellie Street, a short distance to the east of Turriff town centre. Surrounding occupiers are in a mix of commercial and residential, with commercial occupiers in the vicinity including The Crown Inn and The Lighthouse.

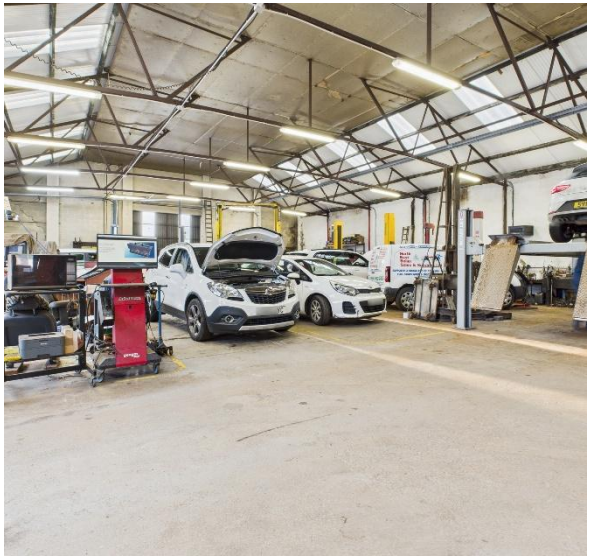


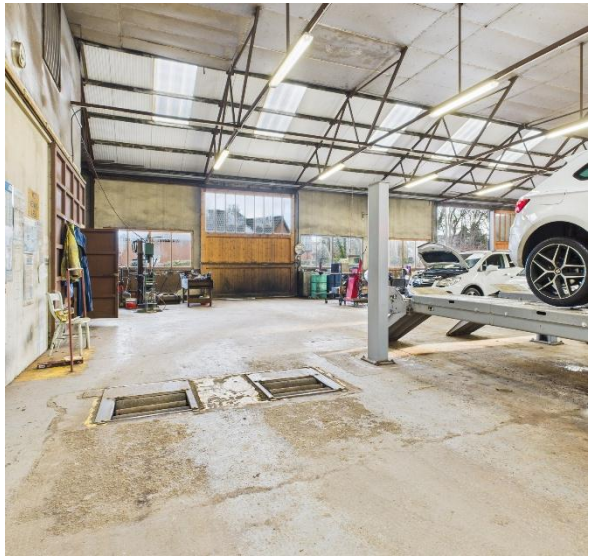
Workshop Premises with showroom suitable for Alternative uses

FIND ON GOOGLE MAPS

Description









The subjects comprise a workshop unit with ancillary staff and showroom accommodation

The workshop is of steel frame construction, with walls in-filled in blockwork, externally harled, with a pitched insulated metal sheet roof over, incorporating translucent panels. Three metal sliding doors provide access into the workshop. To the front is a single-storey extension, of blockwork construction, supported by steel beams, with a flat roof over. The front extension has a large display frontage with single- glazed, timber framed windows and a pedestrian entrance doorway of same design.

Internally, the subjects are split to provide a former showroom and staff accommodation to the front, with an open plan workshop to the rear. The former showroom has a painted solid concrete floor, painted plasterboard lined walls and ceilings, with part of the ceiling open to steel beams. The subjects have a reception and private office which are finished in line with the above. A store provides access between the two parts, as well as access to the mezzanine level. The store has a solid floor, overlaid in lino, with walls and ceiling being open to timber panelling. A fixed timber staircase provides access to the mezzanine level, which is finished to a basic standard, with unlined timber flooring, with walls and ceilings open to a mix of the inside of asbestos cement sheeting and the inside of insulated metal sheeting.

The main workshop has a painted solid concrete floor, walls open to the inside of painted blockwork, with the ceiling open to the underside of the metal sheeting. Artificial lighting is provided to the subjects via basic strip fitments. Two WCs complete the subjects.

The Detail

WORKSHOP, CROWN STREET, TURRIFF, AB53 4DN

Accommodation

	m²	ft²
Workshop	413.70	4,453
Store/Staff	176.70	1,902
Mezzanine	58.59	631
TOTAL	**648.99**	**6,986**

The subjects have been measured on a gross internal area basis in accordance with the RICS Code of Measuring Practice 6th Edition.

Auction Date

The auction will be held on 3rd December 2026 at 2:30pm.

Registering to Bid

All parties wishing to bid will be required to pre-register against any lots they wish to bid on using the link below:

https://www.shepherd.co.uk/auctions-remote-bidding/

Bidders will also be invited to undertake an AML identity check and provide debit card details for a Stripe check.

Deposit

At the end of the auction, the winning bidder must immediately pay a non refundable deposit of 10% of the purchase price (plus VAT if appropriate), subject to a minimum of £5,000.

Reserve Price

The reserve price is the minimum price for which the property can be sold, this figure is confidential between the auctioneer and the vendor and cannot be disclosed.If the reserve price isn't met, the property will remain unsold.

You can contact our team and at this point you'll be able to make an offer which will be referred to the sellers for their consideration

Guide Price

The property has a guide price of £195,000

If properties are advertised with a guide price this will be within 10% either above or below the reserve price. If the guide is shown as falling within a range of prices then the reserve price will not exceed the highest value quoted.

Buyer Fees

The buyer's fee is 3% plus VAT subject to a minimum of 3,000 plus VAT.

Legal Pack

The legal pack is available to view online.

VAT

See Legal Pack.

Energy Performance Certificate

A copy of the EPC is available in the legal pack

Get in Touch

For further information or viewing arrangements please contact the sole agents:

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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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PROPERTY AUCTIONS

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (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 at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. PUBLICATION DATE November 2026