FOR SALE BY ONLINE AUCTION

Auction Date:
22nd October 2:30PM

Gross Internal Area – 1,239.49 sqm (13,342 sqft)

Subject to ground lease at £18,160pa expiring 28/05/2088

Previously used for cold storage, food production & dry stores

Guide Price : £120,000

FIND ON GOOGLE MAPS

11-15 CROMBIE ROAD, ABERDEEN, AB11 9QQ

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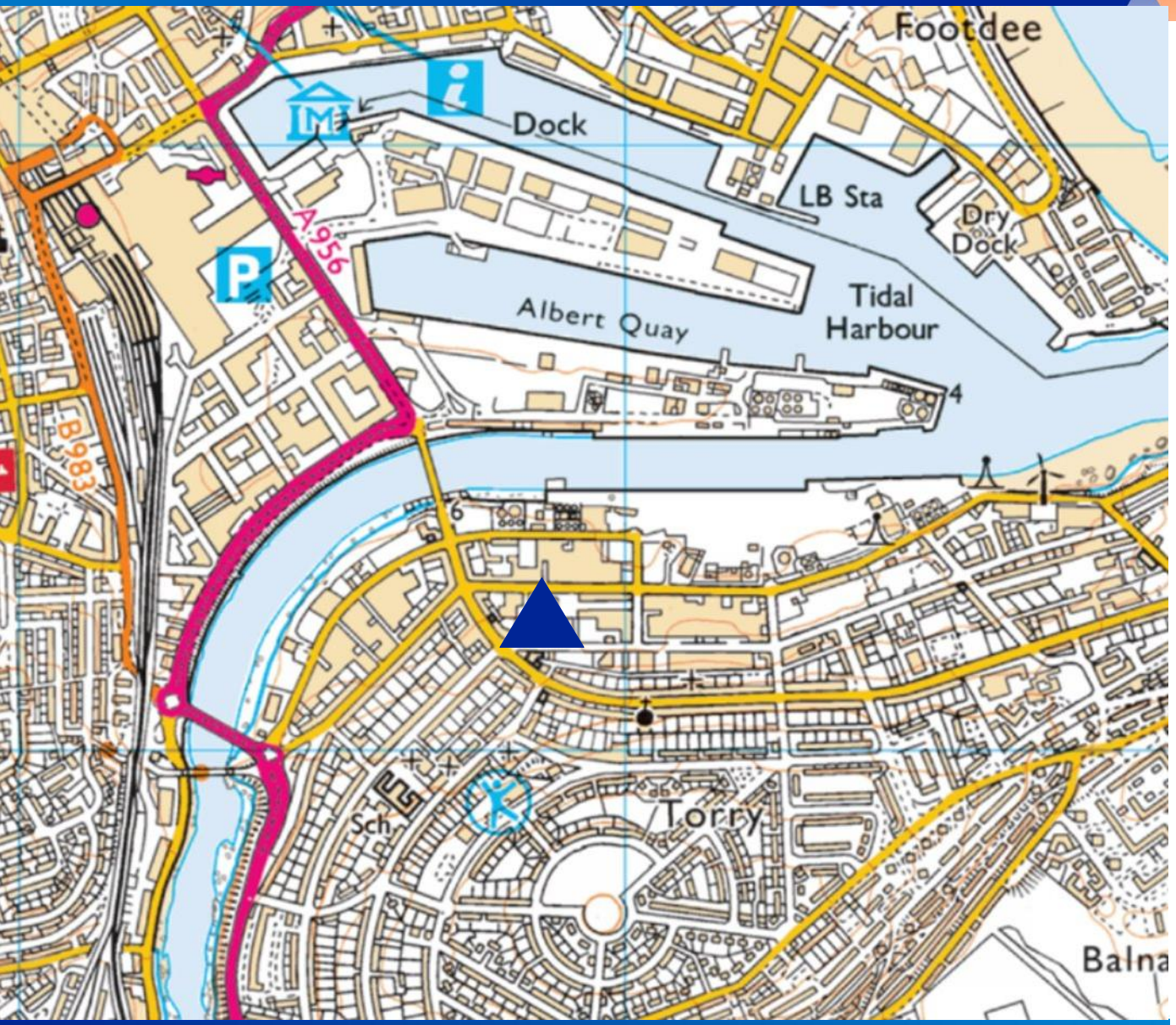
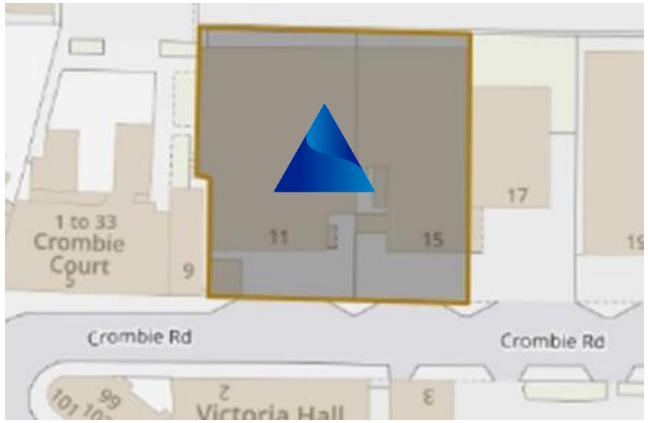
Location



The subjects are located on the north side of Crombie Road close to its junction with Victoria Road within a mixed industrial, commercial and residential location to the immediate south of Aberdeen city centre.

Crombie Road is just a short distance from Wellington Road(A956), a main arterial route providing access to the wider trunk road network, including the A90 and the Aberdeen Western Peripheral Route (AWPR).

This ensures good connectivity to both the north and south of the city, as well as regional and national transport routes.



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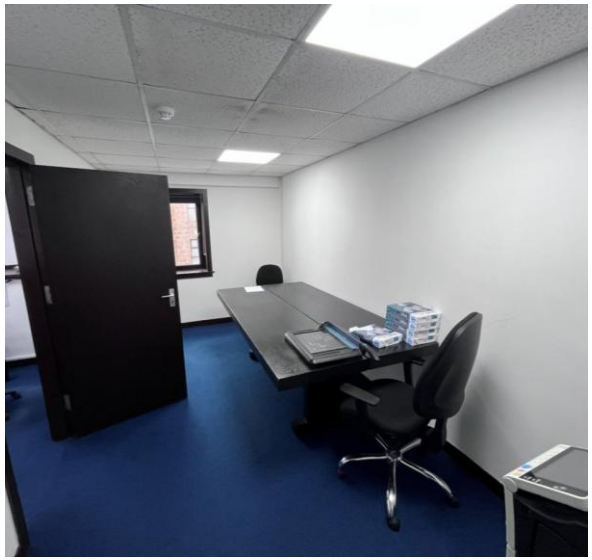
Description



11 Crombie Road

Steel portal frame constructed industrial unit which has been clad externally in a mix of rendered blockwork and insulated composite panelling with a shallow pitched and insulated composite clad roof over.

The largest part of the ground floor space comprises a full height dry storage warehouse with an eaves of circa 4.6 metres. It has concrete floors and walls open to the inside face of the cladding. Off this are several additional storage spaces and a number of walk-in chiller/cold store units.

Adjacent to this, the remaining ground floor space provides a basic fish processing area which has low ceilings and walls/ceilings clad in wipe down insulated panelling. To the front are WC and kitchen facilities.

A concrete stair gives access to the first floor which provides a mix of large and small cellular offices together with storage facilities.

15 Crombie Road

Steel portal frame constructed industrial unit which as been clad externally in a mix of rendered blockwork and insulated composite panelling with a shallow pitched and insulated composite clad roof over.

The largest part of the ground floor space comprises a full height deep freeze store with walls and ceilings clad in wipe down cladding. The remaining ground floor provides a further cold store area and WC facilities.

A concrete stair gives access to the first floor which provides a number of smaller rooms together with a larger open plan office together with a kitchen and WC facilities.

The remaining stock is excluded from the sale and no title to such stock is being transferred to the purchaser. The purchaser shall be solely responsible for dealing with and removing any stock remaining at the premises, including addressing any third-party claims or interests relating thereto.

The seller is subject to insolvency proceedings and, accordingly, the properties are being sold on an ‘as seen’ basis. No warranties, representations or guarantees are provided by the Seller or the Administrators.

Description

Accommodation

The unit provides the following accommodation which has been measured on a gross internal area basis in accordance with the RICS Code of Measuring Practice.

11 Crombie Road	SQM	SQFT
Workshop	445.74	4,798
Fish Processing	130.71	1,407
Staff	29.36	316
First Floor	96.06	1,034

15 Crombie Road	SQM	SQFT
Cold Stores	377.74	4,066
Staff	35.95	387
Stores	32.14	346
First Floor	91.79	988

Ground Lease

The subjects are held by way of 2 ground leases. 11 Crombie Road has a passing rent of £10,350pa and 15 Crombie Road at a passing rent of £7,810pa. Both have a rent review on the 28/05/2025 with an expiry of 28/05/2088. Further details available upon request.

The Detail

Auction Date

The auction will be held on 22nd October 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 £5,000 + VAT.

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 £120,000

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

Within legal pack.

Rateable Value

The subjects are currently entered in the Valuation Roll at a Rateable Value of £95,500pa.

Get in Touch

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

James Morrison
James.morrison@shepherd.co.uk

Shepherd Chartered Surveyors
35 Queens Road, Aberdeen, AB15 4ZN
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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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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 JULY 2026

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