

FOR SALE BY ONLINE AUCTION

Auction Date: 3rd December at 2:30pm

Site Area - 1,377 m2 (14,822 ft 2/ 0.34 acres)

188 m2 (2,024 ft 2) Gross Internal Floor Area

Potential for Redevelopment.

Suitable for a variety of uses.

Large amount of parking included.

Guide Price : £70,000

VIRTUAL TOUR 360°

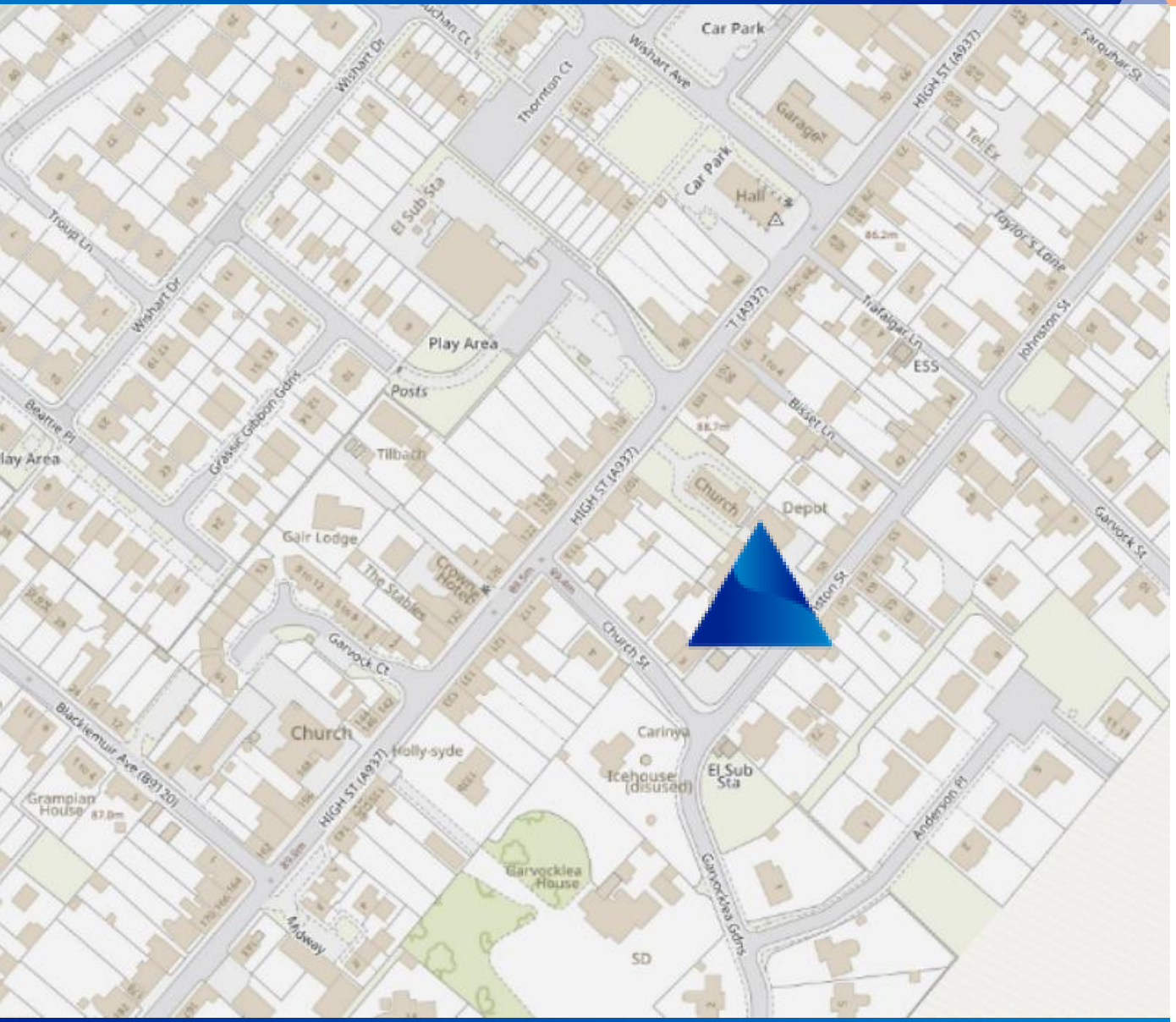
LAURENCEKIRK LIBRARY & STORE BUILDING JOHNSTON STREET, AB30 1AN

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SHEPHERD
PROPERTY AUCTIONS

Location

LAURENCEKIRK LIBRARY & STORE BUILDING
JOHNSTON STREET, AB30 1AN



Laurencekirk is a popular commuter town, due to its location just off the A90, 59 km (37 miles) north of Dundee and 48 km (30 miles) south of Aberdeen.
The town also benefits from a mainline railway station on the East Coast main line with direct trains to Edinburgh Waverley.

The town is an important service centre for the surrounding rural areas with a population of approximately 3,000. It benefits from several agricultural and oil engineering services companies in the vicinity, which contribute to its vibrant economy.

The property is located at the southern end of Johnston Street, close to its junction with Church Street and Garvocklea Gardens.

The High Street runs parallel to Johnston Street providing local amenities such as a butcher, barber and café. There is also a Scotmid Co-Op. Education is provided by Laurencekirk Primary School and Mearns Academy to the southwest and east of the town centre respectively.

FIND ON GOOGLE MAPS

Description









The property comprises a large site with 2 buildings. The site area is approximately 1,377 sqm (14,822 sq ft).

The buildings can be described as follows:

Library:

The library is a single storey sandstone building under a pitched slate roof with wood framed single glazed sash windows.

Internally the property provides predominantly solid floors with wall sockets and floor trunking in the reception area. Lighting is provided by suspended strip lights and heating by electric radiators.

The internal layout comprises a reception area with ancillary office and library with a WC located at the rear of the property.

There is a large level parking area to the front of the property, surfaced in a mixture of concrete and hardcore.

The library and store are in Use Classes 10 and 4 respectively.

Parties interested in obtaining consent for alternative uses should make their own enquiries with Aberdeenshire Council’s planning service.

The property is served by mains electricity, water, drainage and sewerage services.

Description









Store:

The store building is a single storey corrugated metal sheet clad portal frame shed under a pitched corrugated metal sheet roof with sliding main access door in the east elevation and a pedestrian door in the north elevation. It has wood framed single glazed windows.

This unit benefits from a small secure yard area bounded by palisade fencing and a stone wall. The surfacing is hardcore overgrown with grass

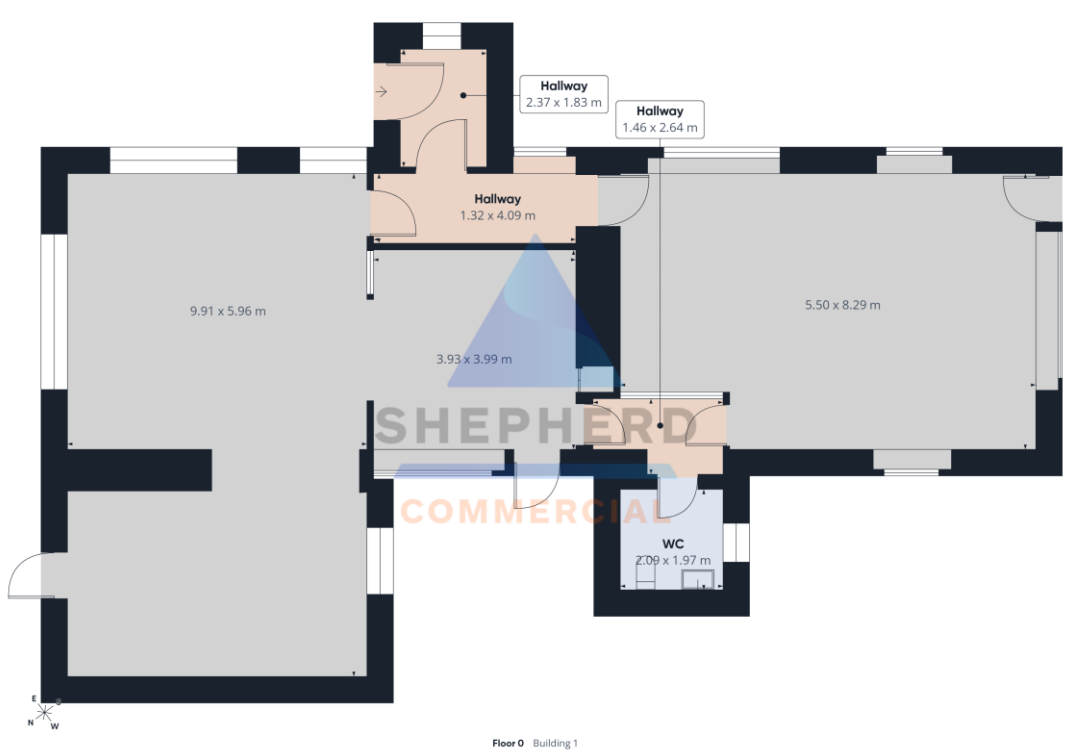
Accommodation

	m^2	ft^2
Library Area	149	1,604
Store Area	39	420
Total	**188**	**2,024**

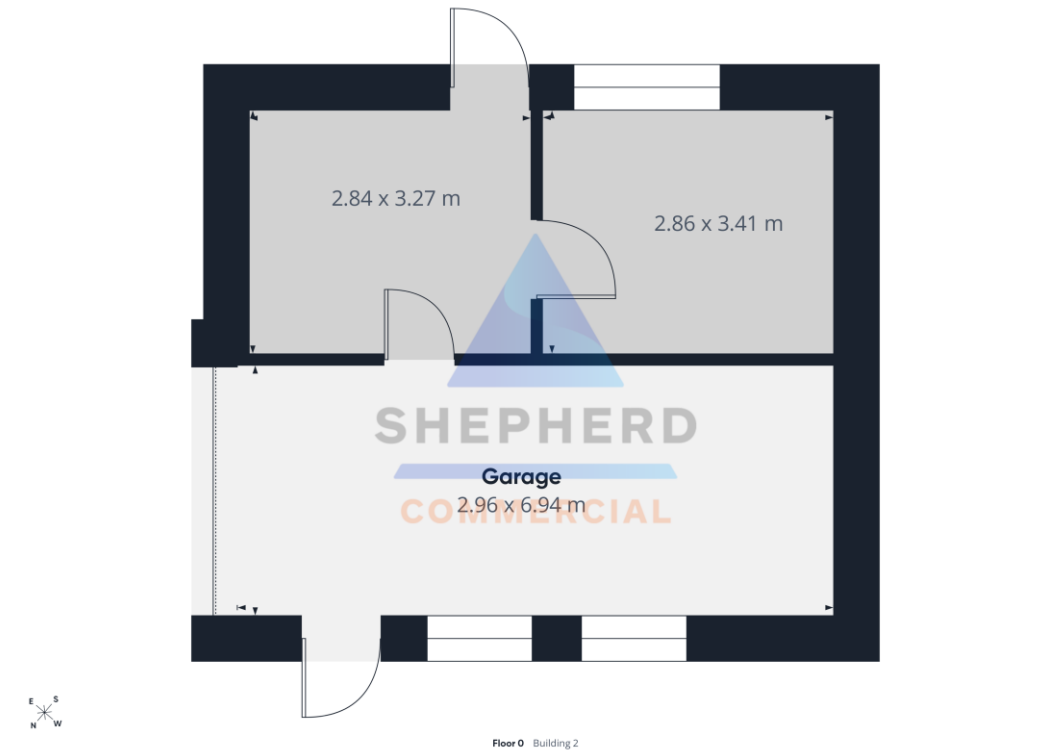
The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

Floor Plans

LAURENCEKIRK LIBRARY & STORE BUILDING
JOHNSTON STREET, AB30 1AN



Library



Store

The Detail

LAURENCEKIRK LIBRARY & STORE BUILDING
JOHNSTON STREET, AB30 1AN

Auction Date

The auction will be held on 3rd December 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 £70,000

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. The purchaser will also be responsible for the seller's fee of £1,000 plus VAT.

Legal Pack

The legal pack is available to view online.

VAT

See Legal Pack.

Energy Performance Certificate

The property has an energy rating of F. A copy of the EPC is available upon request.

Rating

The offices are assessed at £6,200, the library at £2,500 and the Store at £475 with effect from 01/04/2026.

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. November 2026