

FOR SALE BY ONLINE AUCTION

Auction Date: 3rd December @ 2.30pm

Gross Internal Area – 59.75 sqm / 643 sqft

Workshop within popular area of Cults

Suitable for alternative uses subject to change of use

Guide Price : £20,000

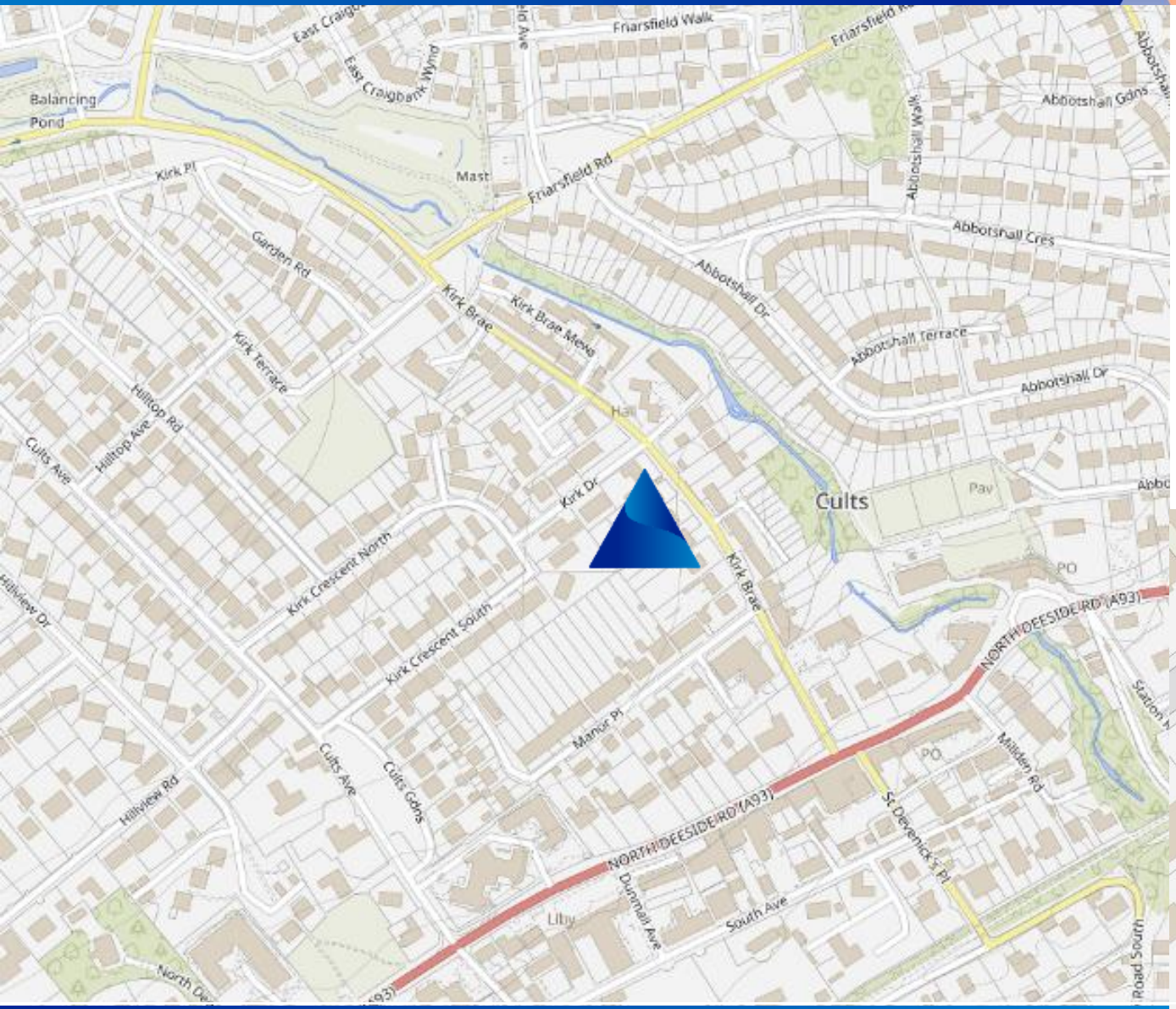
FIND ON GOOGLE MAPS

29A KIRK BRAE, CULTS, ABERDEEN, AB15 9QP

CONTACT: Euan Scott euan.scott@shepherd.co.uk | 01224 202828 | **shepherd.co.uk**
James Morrison james.morrison@shepherd.co.uk | 01224 202828 | **shepherd.co.uk**

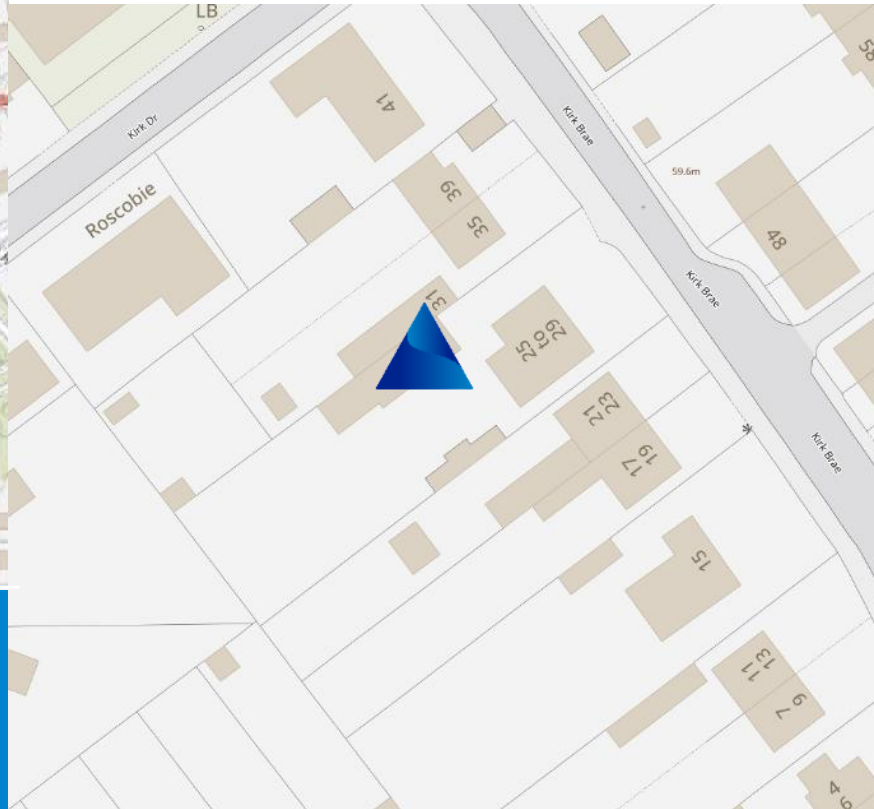
SHEPHERD
PROPERTY AUCTIONS

Location

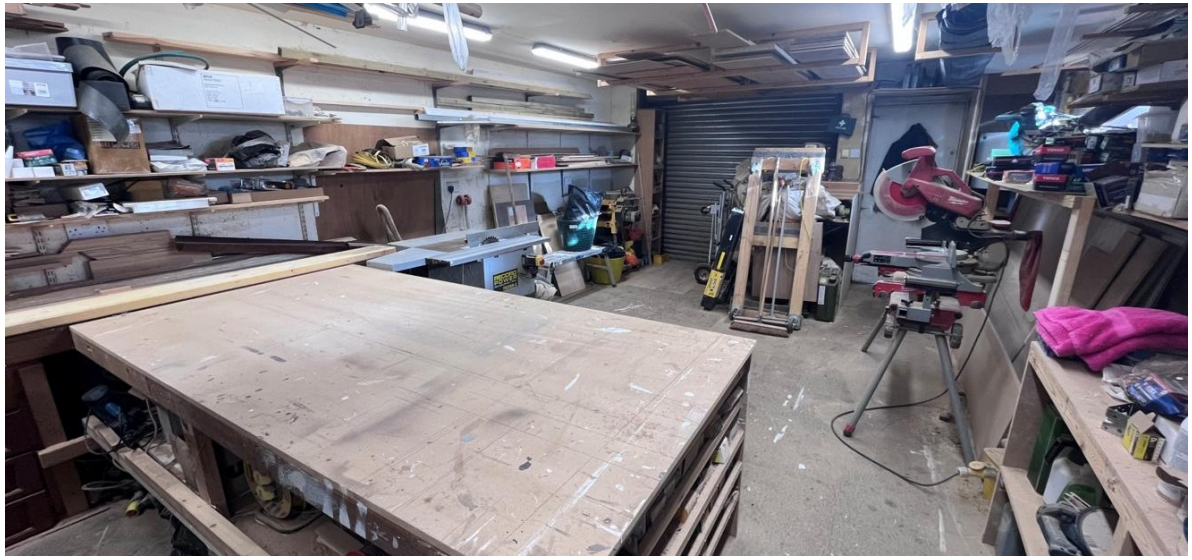


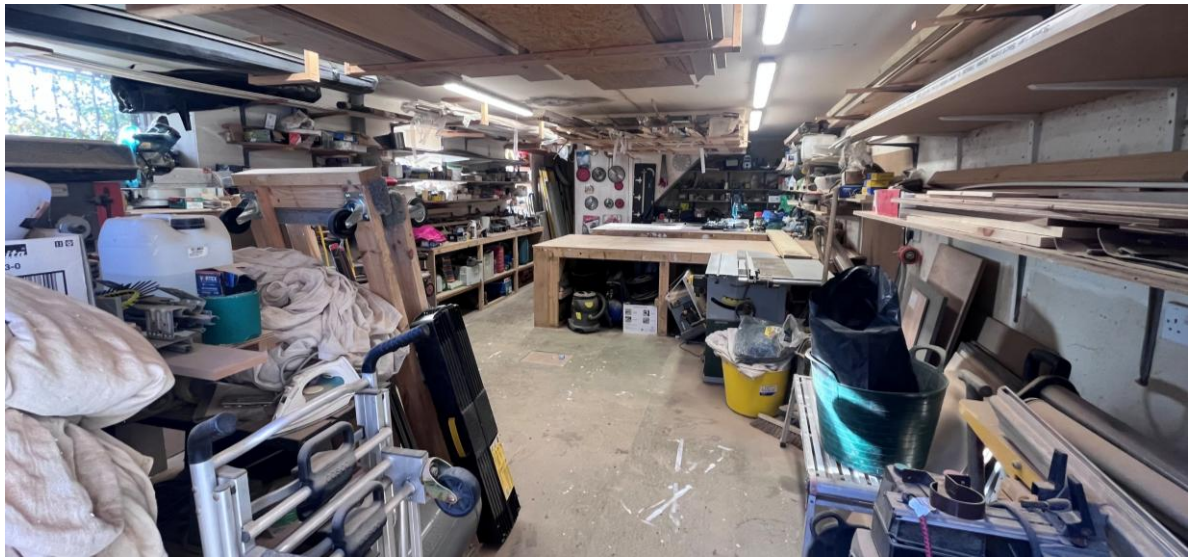
The subjects are located on the west side of Kirk Brae within the popular residential suburb of Cults.

Cults is a highly desirable and affluent suburban area located approximately 4 miles (6.5 km) west of Aberdeen city centre, within the administrative area of Aberdeen City. Situated on the north bank of the River Dee along the A93 North Deeside Road, Cults forms part of Aberdeen's popular western commuter corridor and is regarded as one of the city's premier residential districts.



Description





The subjects comprise of a single storey and attic semi detached property which has been constructed of granite blockwork with a slate roof over.

Internally the unit is laid out to provide workshop space at ground floor with the attic being used for storage along with a tea prep and toilet.

Access to the unit is via an electric roller shutter door or a pedestrian access door at the front of the property which leads directly to the workshop. Internally, the walls and ceiling are plasterboard with the flooring being chipboard. A fixed timber stair provides access to the attic.

In addition to the above, there is a small external store.

Accommodation

	m^2	ft^2
Ground Floor	41.66	448
Attic Floor	18.09	195
Total	**59.75**	**643**

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

The Detail

29A KIRK BRAE, CULTS, ABERDEEN, AB15 9QP

Auction Date

The auction will be held on the 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 £20,000

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

See Legal Pack.

Get in Touch

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

Euan Scott
Euan.scott@shepherd.co.uk

James Morrison
James.morrisonl@shepherd.co.uk

Shepherd Chartered Surveyors
35 Queens Road, Aberdeen, AB15 4ZN
t: 01224 202800

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.

shepherd.co.uk

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

SHEPHERD
PROPERTY AUCTIONS