

FOR SALE

FORMER MEDICAL PRACTICE REDEVELOPMENT OPPORTUNITY

**THE OLD SCHOOL BUILDING,
3 THE SQUARE, TARVES, ELLON, AB41 7GX**



- **PROMINENT LOCATION
WITHIN TARVES**
- **OFFERS IN EXCESS OF
£86,000**
- **NIA: 79.91 M² (860 FT²)**

LOCATION:

The subjects can be found within the historic Tarves village which is situated in the Formantine area of North East Scotland and lies between Oldmeldrum and Methlick. Tarves is a thriving community less than 20 miles from Aberdeen. The village prosperity is based on the diverse oil and agricultural sectors although it has a wide range of services including a general store, butchers shop, hotel, public house/restaurant and various tourist facilities. The current population stands at approximately 1,500 people, however has seen expansion within the previous years through various residential developments including an 18 dwelling development by Dandara Homes.

The Ordnance Survey extract overleaf is for identification purposes only.

DESCRIPTION:

The subjects comprise a former medical practice accommodated over the ground floor of a mid-terraced single storey stone built property. The building has been constructed from granite stonework which has been pointed externally whilst the roof sections over are timber framed, pitched and clad with slates. Entry into the subjects is through a timber framed pedestrian door whilst natural day lighting is provided by way of double glazed timber framed sash and case windows.

Internally, the subjects provide good quality accommodation for a number of uses with walls having been lined in plasterboard with a painted finish whilst the floors are of suspended timber design and have been overlaid with carpet with the exception of the toilets which have been finished in vinyl flooring. Adequate natural day lighting is provided throughout the building by way of double glazed timber framed sash and case windows otherwise by ceiling mounted fittings. Heating is by way of electric storage heaters.

VIEWING & FURTHER INFORMATION

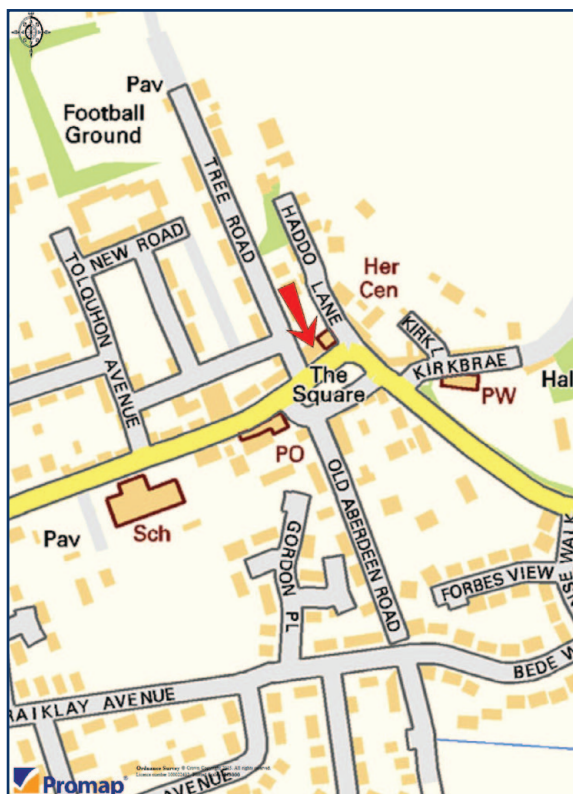
By arrangement with selling agents:

**J & E Shepherd
Chartered Surveyors
35 Queens Road
Aberdeen
AB15 4ZN**

Tel : (01224) 202800

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www.shepherd.co.uk



ACCOMMODATION:

The subjects provide the following accommodation:-

ACCOMMODATION	m ²	ft ²
Ground Floor	79.91	860

The foregoing areas have been calculated on a net internal area basis in accordance with the Code of Measuring Practice (Sixth Edition) as prepared by the RICS.

PRICE:

Offers in excess of £86,000 are invited.

ENERGY PERFORMANCE CERTIFICATE:

The subjects have a current Energy Performance Rating of " TBC ".

Further information and a recommendation report is available to seriously interested parties on request.

CLOSING DATE:

Interested parties should note an interest formally through their legal representative in order to be informed of any forthcoming closing dates.

RATING:

The subjects are currently entered into the Valuation Roll at a Rateable Value of £3,600. We would point out that an incoming occupier would have the opportunity to appeal this Rateable Value.

VIEWING & OFFERS:

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



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