

## COMMERCIAL SITE STEVEN ROAD, HUNTLY

- POPULAR INDUSTRIAL LOCATION
- SECURE LEVELLED SITE
- 1.54 HECTARES (3.81 ACRES)
- OFFERS IN THE REGION OF £595,000





## LOCATION

The property is located within the established Steven Road Industrial Estate in Huntly. More specifically, the subjects are situated on the north side of Steven Road, which links on to George V Avenue leading to the A96 and Huntly town centre. Nearby occupiers include Asda, Deans of Huntly, R&M Engineering and Addison Graphics.

## DESCRIPTION

The property comprises a large, secure, rectangular site which is divided in to two distinct sections. The western most area, which has been cleared, levelled and laid to tar in part, is bound by a chain-link fence, whilst the eastern most area, which is unsurfaced, is bound by a post and wire fence.

Access is provided to each section from Steven Road via a double chain-link gate and double steel gate respectively.

The site extends to 1.54 hectares (3.81 acres) or thereby and offers potential for a range of commercial uses.

## RATING ASSESSMENT

The property is currently listed within a larger demise and would require to be reassessed upon occupation.

The Uniform Business Rate for the year 2022/2023 is 49.8p in the £. Water and waste water rates are also payable.

## PRICE

We are seeking offers in the region of £595,000 for our client's heritable interest.

## VAT

All prices quoted in this schedule are exclusive of VAT.

## ENTRY

On conclusion of missives

## LEGAL COSTS

Each party will be responsible for their own legal costs. Any ingoing tenant/occupier will be responsible for the payment of LBTT and registration dues.

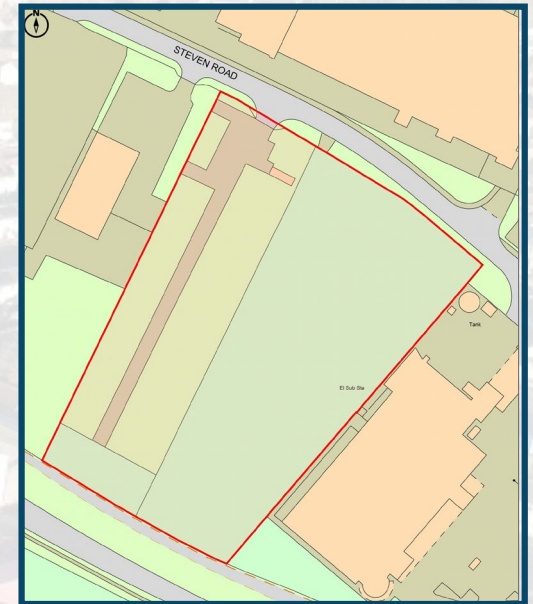
## OFFERS / VIEWING

All offers should be submitted in writing to the sole agents who will also make arrangements to view.

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