



TO LET - INDUSTRIAL

North Kirkton,
St Fergus, Peterhead,
AB42 3EN

- WORKSHOP WITH WELL PROPORTIONED YARD
- GUIDE PRICE: £250,000
- RENT: £20,000 PER ANNUM

LOCATION

The property is located in North Kirkton which is located approximately 4 miles north of Peterhead and some 36 miles north of Aberdeen.

The property is accessed off an unclassified road which sits to the west of the A90.

The exact location can be seen on the undernoted plan:

DESCRIPTION

The property comprises a warehouse facility with ancillary yard space.

The warehouse is of steel portal frame construction with infill walls of part block rendered externally and partly clad in profile metal cladding. The roof is also clad in profile metal cladding.

Vehicular access to the unit is by means of two manual roller shutter doors and there are two pass doors into the unit. The floors inside are of concrete and artificial lighting is provided by means of high-bay sodium fitments. There is also a toilet located within the unit.

The yard is generally formed in hardcore and has shared access.

ACCOMMODATION / FLOOR AREAS

The subjects provide the following accommodation and floor areas, measured on a gross internal basis, in accordance with the current edition of the RICS Code of Measuring Practice.

Ground Floor

Workshop, WC **547.84 sq m (5,897 sq ft)**

The yard extends to approximately 0.16 hectares (0.40 acres).

SERVICES

The property is served with mains electricity and water with drainage being to a septic tank.

LEASE TERMS

Flexible lease terms are available on full repairing and insuring terms, with short term leases considered.

RATING ASSESSMENT

The property is currently listed within the Valuation Roll as having a rateable value of £12,500

The Uniform Business Rate for the year 2023/2024 is 49.8p in the £. Water and waste water rates are also payable.

Any incoming tenant may qualify from 100% rates relief under The Small Business Bonus Scheme.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of C(35).

Full documentation is available upon request.

PRICE/RENT

We are seeking £250,000 for our clients heritable interest in the property.

Alternatively, our client may consider letting the property at a rent of £20,000 per annum.

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 incoming tenant 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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