

The Boat Shed

CHARTER AVENUE, LAURENCEKIRK, AB30 1GJ



LIGHT INDUSTRIAL FACILITY CLOSE TO
RAILWAY STATION AND A90



01224 472 441



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





McEwan Fraser Legal is delighted to present to the market The Boat Shed a flexible, light industrial facility in a secure compound with its own parking. With tenant in situ the property offers an immediate return on investment to a commercial landlord.

Accommodation comprises an L-shaped single-storey facility of two separate (but connected) workshops within a secure compound with parking. The workshops are solid concrete blockwork with 8ft wide sliding access doors on each unit. The property has previously been used successfully as a metal workshop, boat building facility, and now a classic motorcycle refurbishment business. The tenant is Grieves Engineering, an award-winning business. The tenants have been leasing for two years and have recently agreed to a lease extension for a further period of 5 years from August 2024. The investment provides 6% initial yield at the current asking price.





KEY FEATURES

- Industrial investment for sale
- Lease recently extended to 2029
- Dedicated parking
- Secure compound

DETAILS

EPC - Building energy performance certificate: B

VAT - We understand the building is not elected for VAT

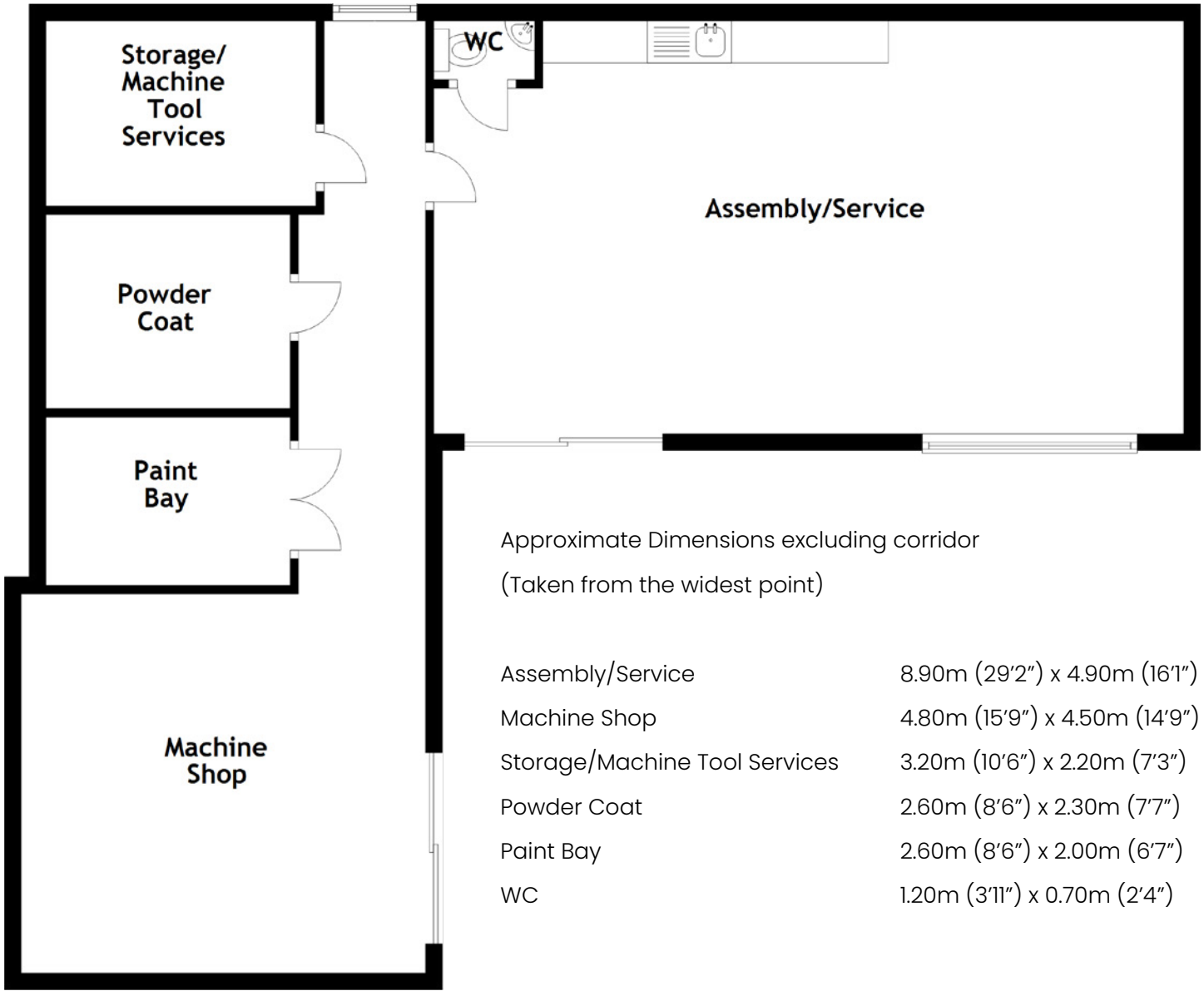
Services - Mains, electricity, water and drainage

Tenure - Freehold

Lease - Available upon request







Approximate Dimensions excluding corridor
(Taken from the widest point)

Assembly/Service	8.90m (29'2") x 4.90m (16'1")
Machine Shop	4.80m (15'9") x 4.50m (14'9")
Storage/Machine Tool Services	3.20m (10'6") x 2.20m (7'3")
Powder Coat	2.60m (8'6") x 2.30m (7'7")
Paint Bay	2.60m (8'6") x 2.00m (6'7")
WC	1.20m (3'11") x 0.70m (2'4")

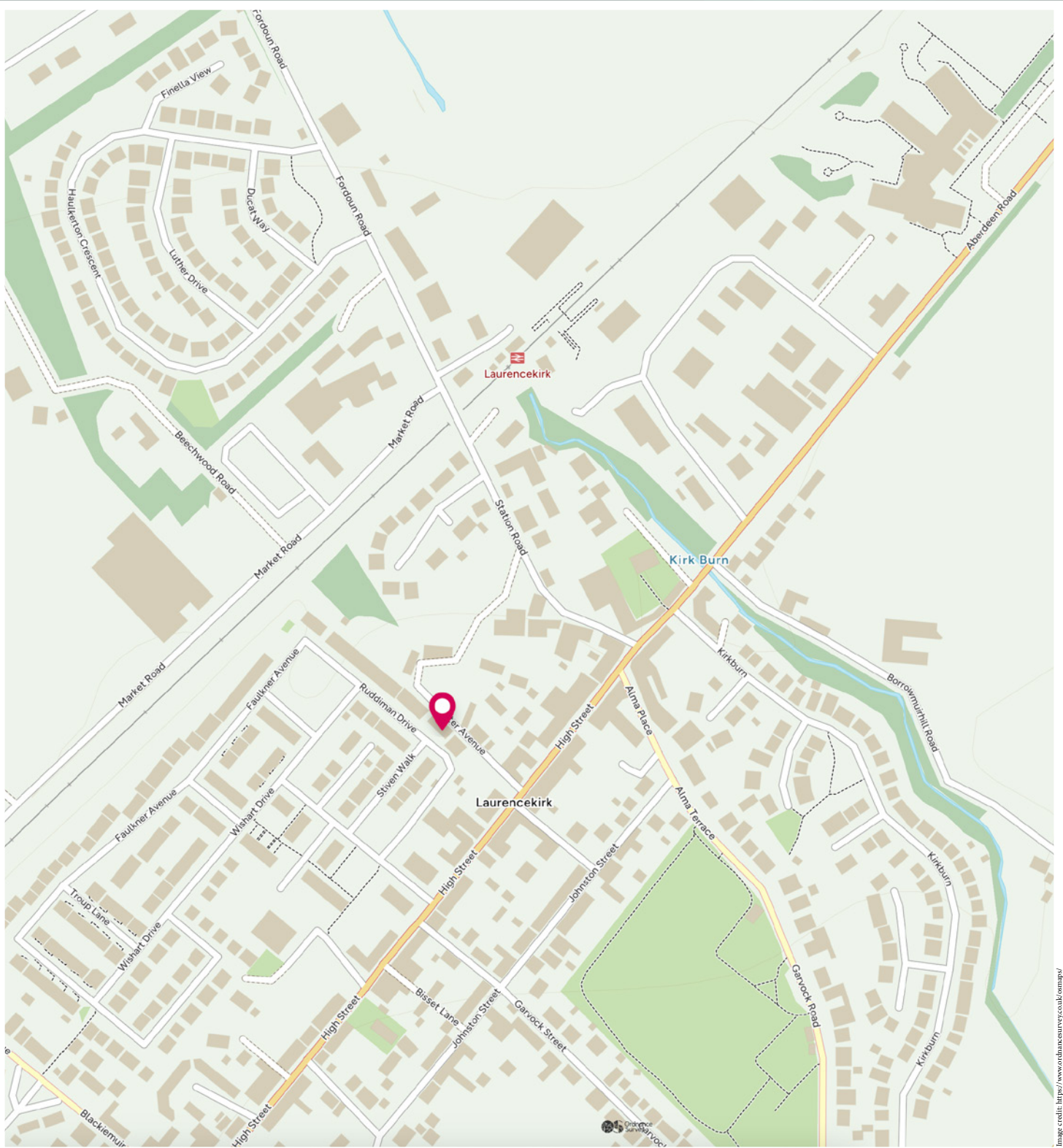
Floor Plan



The Boat Shed enjoys a central location within Laurencekirk which offers a host of social, leisure and consumer facilities. These include High Street retailers, Post Office, Banks, Sports Centre and Clubs, and a variety of quality Hotels. Laurencekirk is ideally located for travelling to Aberdeen and Dundee by road (A90) and there are also direct bus and rail links, both north and south of the town. The train station



is within walking distance of the property. The town enjoys excellent local education provided by Laurencekirk Primary School and Mearns secondary school, which is a recently built modern facility. More comprehensive facilities are available within Aberdeen and Dundee both of which provide all the recreational, entertainment, educational and cultural facilities expected of large cities.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01224 472 441

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk



Text and description
CONNIE NUGENT
Surveyor



Layout graphics and design
ALAN SUTHERLAND
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.