



SECURE HARDCORE STORAGE YARD



FG Burnett

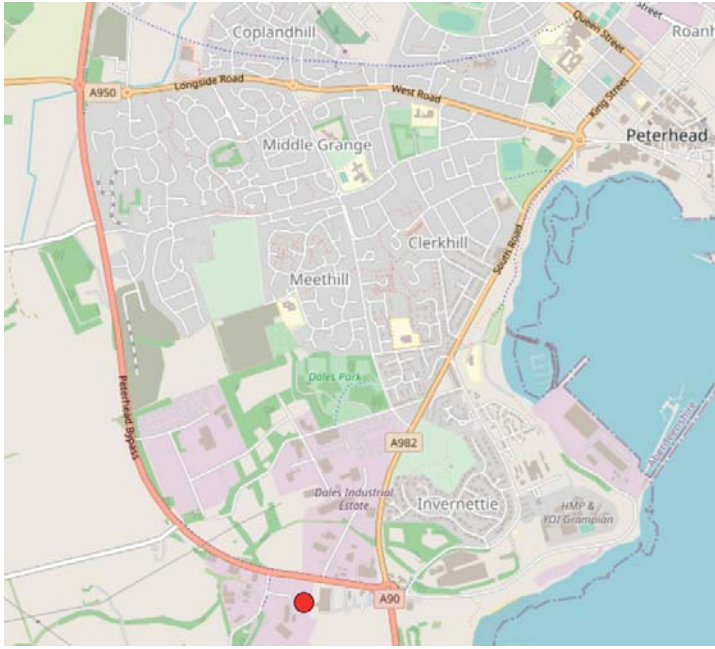


TO LET Upperton Industrial Estate

Peterhead, AB42 3GL | 0.47 hectares (1.15 acres)

To request a viewing call us on 01224 572661

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LOCATION

Peterhead is located some 30 miles north of Aberdeen with further links north via the A90 to Fraserburgh. Peterhead benefits from a population of circa 24,000 persons.

The subjects are located on the south side of the A90 within Upperton Industrial Estate, which sits on the south side of Peterhead close to its junction with the A982. The estate benefits from direct access to the A90 providing good transport links to Aberdeen, Fraserburgh and beyond.

The precise location has been shown on the above plan which has been provided for indicative purposes only.

DESCRIPTION

The subjects provide a hardcore surfaced site which is secured by way of steel palisade chainlink fencing and gates. Services are available to the site and there are CCTV security cameras currently in place.

PLANNING

The site benefits from having Class 6 (Storage & Distribution) use consent. Other uses may be considered on the site subject to obtaining the necessary planning consents.

RENT

On application.



RATEABLE VALUE

To be re-assessed on occupation.

RATES DETAIL

Any ingoing tenant will have the right to appeal the Rateable Value and may also be entitled to relief from rates under the various schemes currently available. Interested parties should verify all rating figures with the Local Authority.

LEASE TERMS

The site is available on terms to be agreed. Any medium to long term lease will require provision for upward only rent review at regular intervals.

VAT

All figures quoted are exclusive of VAT.

LEGAL COSTS

Each party will bear their own legal costs incurred in documenting any transaction. The ingoing tenant will be responsible for any LBTT if applicable, and registration dues.

ENTRY

On completion of legal formalities.

SITE AREA

The site has been measured in accordance with The RICS Code of Measuring Practice (Sixth Edition) and approx area calculated:-

TOTAL SITE AREA	0.47 ha	1.15 acres
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VIEWING & OFFERS

All offers should be submitted in writing to the sole agent.

JONATHAN NESBITT

t. 01224 597531

e. jonathan.nesbitt@fgburnett.co.uk

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