



DETACHED WAREHOUSE FACILITY  
WITH SMALL YARD & PARKING



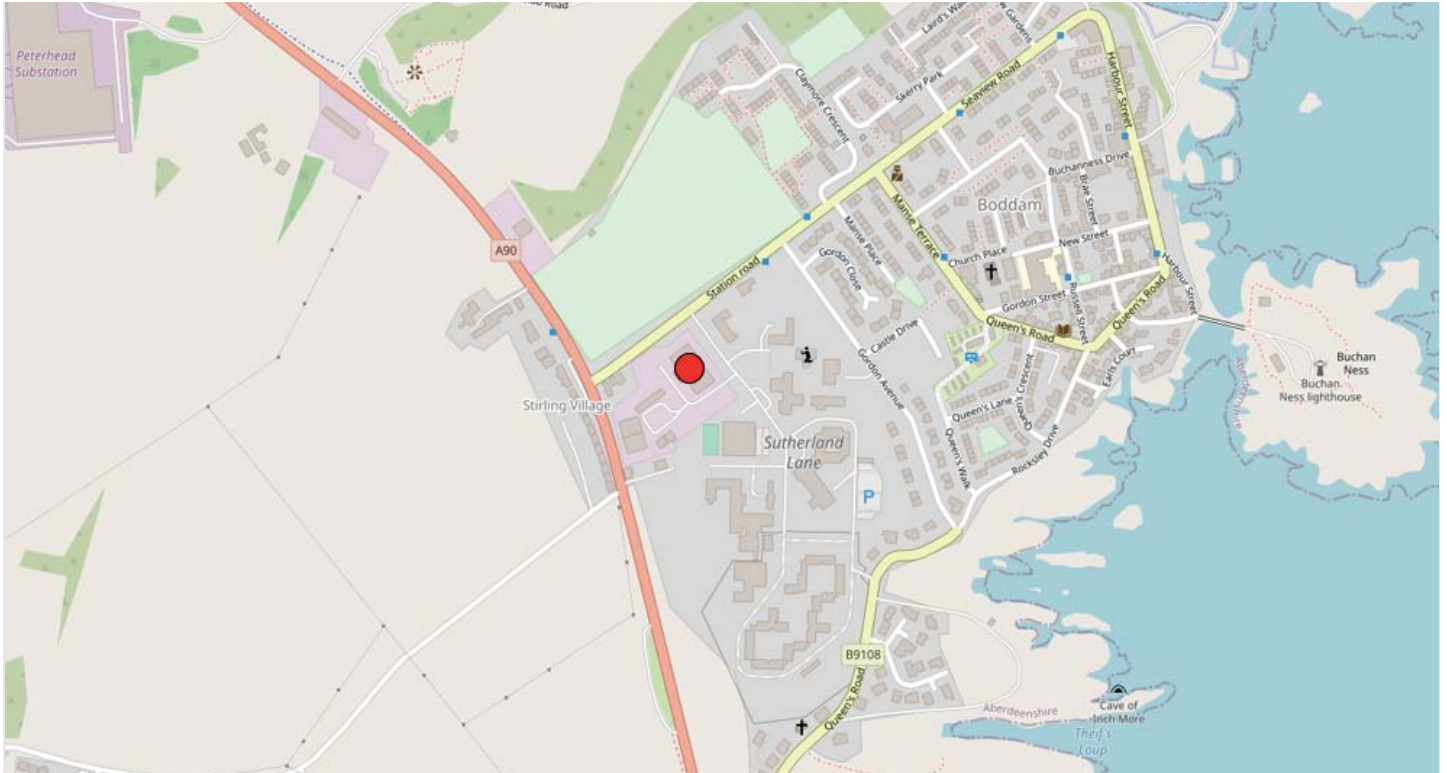
FOR SALE / MAY LET  
**10 Buchan Braes**

Station Avenue, Boddam, Peterhead, AB42 3AR | 1,431 sq.m (15,404 sq.ft)

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To request a viewing call us on 01224 572661

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## STORAGE & DISTRIBUTION FACILITY

### LOCATION

Unit 10 Buchan Braes is situated at the corner of Station Road and Station Avenue in Boddam. Boddam is a small commuter village situated 1.5km south of Peterhead and benefits from access directly off the A96 trunk road therefore providing excellent trunk road connectivity to Peterhead and Aberdeen. The exact location is shown on the plan above, which has been provided for identification purposes only.

### DESCRIPTION

Unit 10 comprises a steel portal frame warehouse building with single storey offices to the Station Avenue elevation. The warehouse benefits from a concrete floor, blockwork walls with insulated profile cladding above. The roof is of similar cladding with integrated natural roof lights. Lighting is complemented by suspended LED fitments. The warehouse has been split into 4 distinct areas, all separated by block walls but with internal electrically operated roller shutter door access, all approx. (4.4m x 4.5m). Externally there is a roller shutter door (c 4.7m x 4.4m) to the west elevation which leads to a covered delivery platform accessed via a concrete ramp. Due to the topography of the site, the building benefits from eaves height of c 5.2m to the western elevation and 4.0m to the eastern. The mid pitch height is c 7.0m.

The offices to the front are cellular in nature, and benefit from an entrance reception, ladies and gents toilet facilities, kitchen / canteen and various offices and meeting rooms. All offices benefit from carpet tiled floor coverings, painted walls, acoustic tile ceilings and fluorescent lighting. Heating is via gas fired radiators.

The landlord has recently installed a 200A power supply.

The site benefits from a small yard area providing access to the delivery ramp to the rear of the building and for modest external storage. There is a vehicular right of access over part of the yard to allow access to the neighbouring industrial facilities.

### FLOOR AREAS

The property has been measured in accordance with the RICS Code of Measuring Practice 6th Edition and the following Gross Internal Areas derived:-

Warehouse	1,080 sq.m	11,625 sq.ft
Office	256 sq.m	2,756 sq.ft
External Canopy	95 sq.m	1,023 sq.m
<b>Total</b>	<b>1,431 sq.m</b>	<b>15,404 sq.ft</b>

## TENURE

The property is held on a heritable basis.

## PLANNING

The property is located in the Boddam Settlement Area within the Aberdeenshire Local Development Plan 2023. The building is not listed, nor does it lie within a Conservation Area. We understand the building benefits from a Class 6 Use (Storage and Distribution).

There has been a recently obtained Change of Use to Class 5 (General Industrial) in conjunction with consent for some building alterations. This has not been implemented albeit the principle of Class 5 Use has been consented. Interested parties are advised to satisfy themselves that their proposed use is compatible.

## SALE/LEASE TERMS

It is the owners preference to sell their heritable interest and offers in the region of £425,000 + VAT are invited. A lease may be considered. (terms on application).

## ANTI MONEY LAUNDERING (AML)

To satisfy HMRC and RICS guidance, FG Burnett is required to undertake AML diligence on both the purchasers and vendors. Accordingly, a successful bidder will be required to provide detailed financial and corporate information and FG Burnett will undertake the necessary 'Know Your Client' identity checks to satisfy AML requirements when Heads of Terms are agreed.

## RATEABLE VALUE

The premises are currently contained in the Valuation Roll as three entries with a combined Rateable Value with effect from 1 April 2023 of £37,000.

## RATES DETAIL

Any ingoing occupier will have the right to appeal the Rateable Value and may also be entitled to certain relief from rates under the various schemes currently available. Interested parties should contact the relevant Local Authority and further information can be found at [www.saa.gov.uk](http://www.saa.gov.uk)

## EPC

The premises has an EPC Rating of C37. Furthermore we understand that a S63 Action Plan is not required as the building has an Energy Performance Rating as set by the 2002 Building Regulations.

## VAT

VAT will be payable in addition to the purchase price at the prevailing rate.

## LEGAL COSTS

Each party will bear their own legal costs incurred in documenting any transaction. The incoming occupier will be responsible for any LBTT and Registration Dues applicable.



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## VIEWING & OFFERS

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



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