



FORMER FISH PROCESSING FACILITY

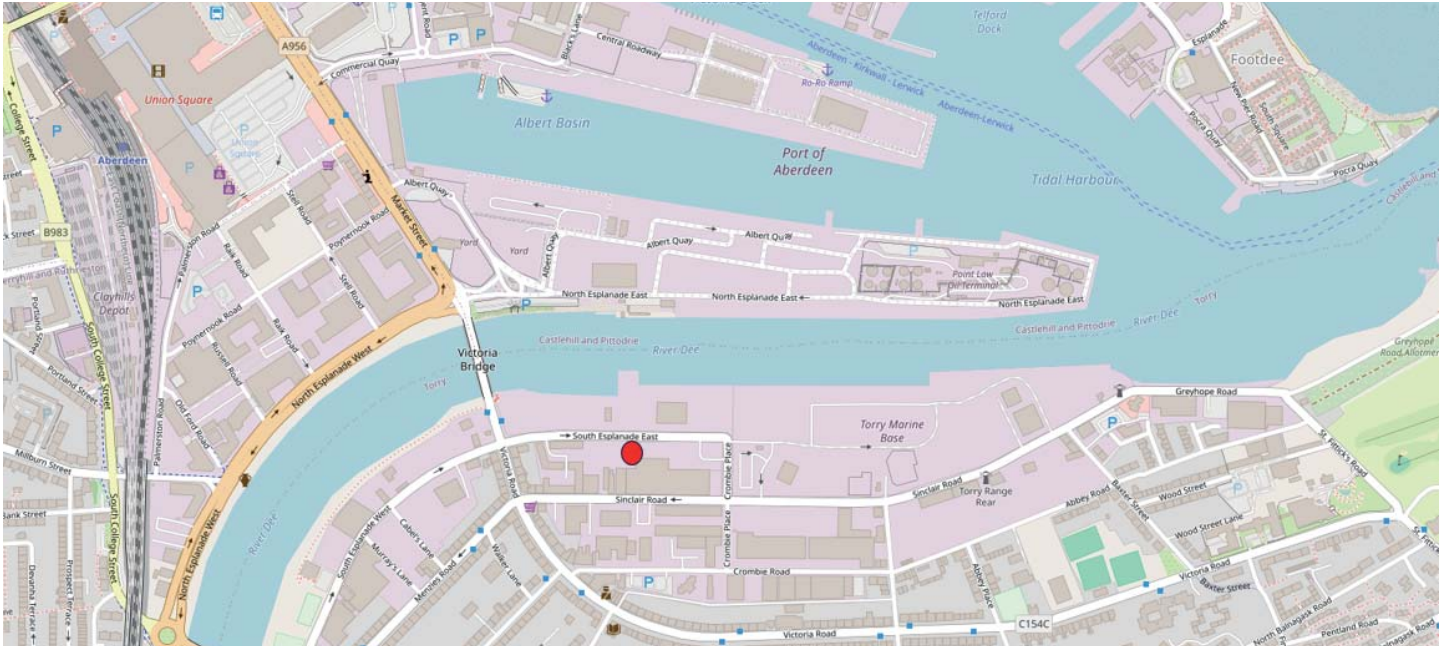


FOR SALE (HERITABLE INTEREST) South Esplanade East

Aberdeen, AB11 9PB | 226.2 sq.m (2,434 sq.ft)

To request a viewing call us on 01224 572661

[FGBURNETT.CO.UK](http://fgburnett.co.uk)



FORMER FISH PROCESSING FACILITY

LOCATION

The former fish processing facility is located on South Esplanade East, approx. 0.1m from Victoria Road, the principle route through Torry, and is adjacent to the Torry Marine Base. The surrounding area is characterised by fish processing facilities, industrial and other harbour related uses. The location is identified on the plan above which has been provided for indicative purposes only.

DESCRIPTION

The unit comprises a former fish processing facility of block construction under a pitched corrugated roof. Externally the front elevation of the premises benefits from a render finish with timber effect panelling above. The unit benefits from double glazed windows to the ground and first floor accommodation, along with a roller shutter door providing both pedestrian and forklift access.

Internally, the property benefits from concrete floors, wipe clean panel walls, electric blow heater, with electric panel heating in the offices. Water is heated via a combi-boiler. Two chiller rooms are situated to the rear of the unit, whilst office and ladies and gents welfare facilities are located to the front. A fixed timber stair provides access to a breakout room at first floor which has kitchen units, stainless steel sink and drainer and an area for soft seating.

FLOOR AREAS

In accordance with the RICS Code of Measuring Practice (Sixth Edition) we have calculated the following approximate gross internal floor areas:-

Ground Floor	208.5 sq.m	2,244 sq.ft
First Floor	17.7 sq.m	190 sq.ft
Total	226.2 sq.m	2,434 sq.ft

PRICE

Offers in the region of £110,000 exc VAT are invited for the heritable interest in the premises.

RATEABLE VALUE

The premises is contained in the current Valuation Roll as having a Rateable Value of £9,200, enabling a purchaser to apply for 100% relief from Local Authority Rates.

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



EPC

Copy available on request.

ENTRY

On conclusion of legal missives.

VAT

Payable in addition to the Purchase Price at the prevailing rate.

LEGAL COSTS

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

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.

VIEWING & OFFERS

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

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