



HIGH PROFILE ROADSIDE INDUSTRIAL / SHOWROOM OPPORTUNITY



On the instructions of the Liquidator

FOR SALE

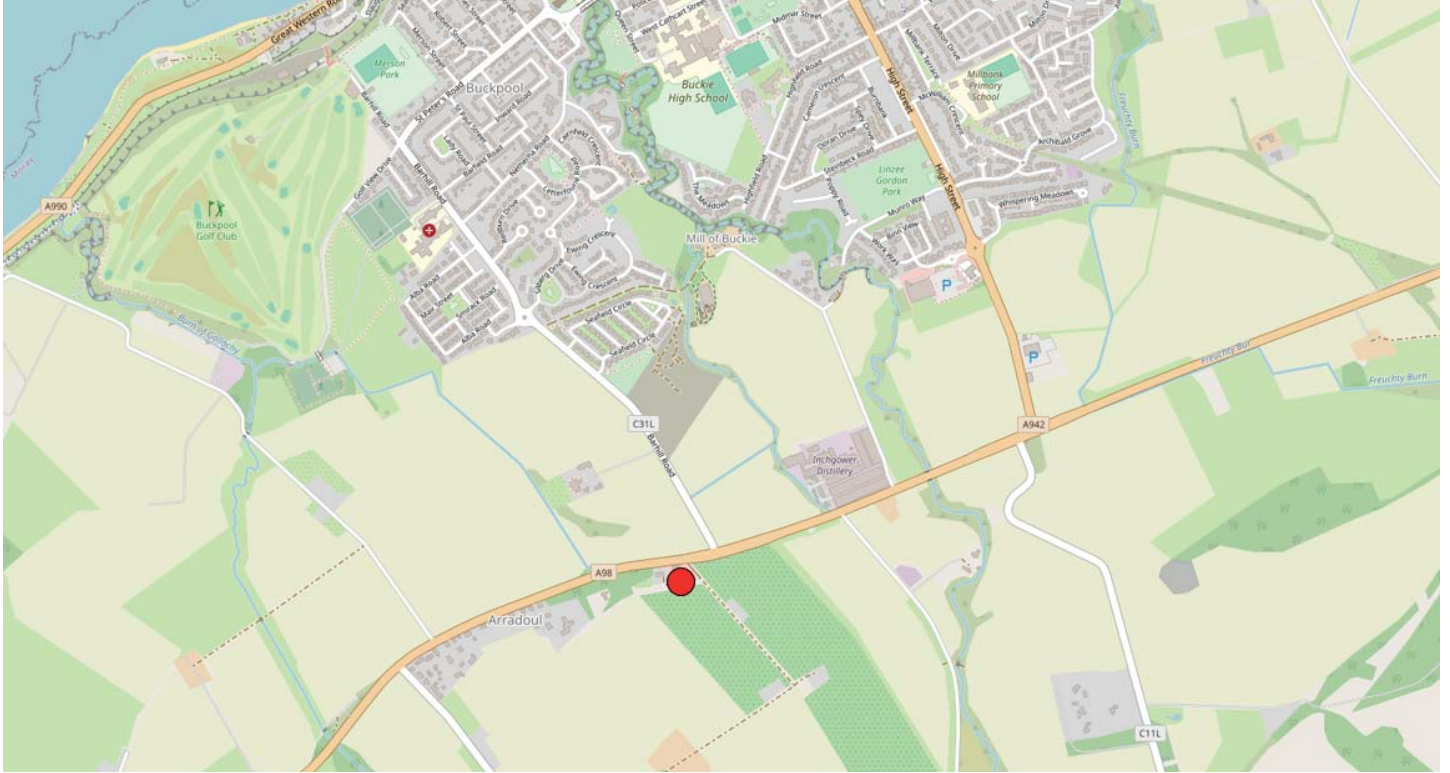
# Arradoul

Buckie, AB56 5BB | 1,021 sq.m (10,990 sq.ft)

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To request a viewing call us on 01224 572661

[FGBURNETT.CO.UK](http://FGBURNETT.CO.UK)



## HIGH PROFILE ROADSIDE INDUSTRIAL / SHOWROOM OPPORTUNITY

### LOCATION

The premises is situated in a high profile, roadside location on the A98, in Arradoul a village on the outskirts of Buckie. Buckie is the main fishing port in Moray and also an important manufacturing and engineering base capable of supporting the various offshore wind projects in the Moray Firth. Buckie was the first place in Scotland to become superfast broadband enabled. The property benefits from excellent accessibility via the A98 and A96 to Elgin and Aberdeen. The location is shown on the plan above which has been provided for indicative purposes only.

### FLOOR AREAS

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

FLOOR	SQ.M	SQ.FT
Warehouse East	249.19 sq.m	2,682.3 sq.ft
Warehouse West	473.93 sq.m	5,101.3 sq.ft
Mezzanine	113.73 sq.m	1,224.2 sq.ft
Offices Etc	184.15 sq.m	1,982.2 sq.ft
Total	1,021.00 sq.m	10,990.0 sq.ft
Yard	1,245.00 sq.m	13,401.0 sq.ft

### DESCRIPTION

The property was originally a filling station and car mechanic workshop, albeit has been redeveloped to provide a modern steel portal framed industrial facility, extended to the east with an additional workshop and to the front to provide single storey offices / showroom. The building sits on a site of c. 0.33 Ha (0.82 acres) which is secured by a metal palisade fence and metal gate access to the rear and side tarmac surfaced yard space. The original workshop benefits from 2 manually operated roller doors to the eastern elevation of c 3.8 w x 5.0 h and a further similar roller door to the eastern elevation. There is access to a parts store, kitchen facility and locker and welfare areas directly from the warehouse. The main warehouse has an eaves height of c. 4.5m. The extension has 4 manually operated roller shutter doors which provide predominantly forklift access and mono pitched roof with eaves height of c.4.5m to the front and c.3.6m to the rear. The property benefits from mains electricity and drainage, but gas is via calor gas storage tank, albeit there is a mains gas supply to neighbouring buildings. Three phase power is provided. There is a mezzanine above the front offices providing additional storage and access via a fixed concrete stair.

The office / showroom extension benefits from painted plaster walls, carpeted floors and perimeter and floor boxes for power and data. There is a small boardroom with kitchen off and a W.C. There are large timber display windows fronting the A98.



## THE OPPORTUNITY

The heritable interest in the site is being offered for sale.

## PRICE

Available on application.

## RATEABLE VALUE

The property is entered in the Valuation Roll as having a Rateable Value of £18,500.

## RATES DETAIL

Any incoming 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

TBC.

## VAT

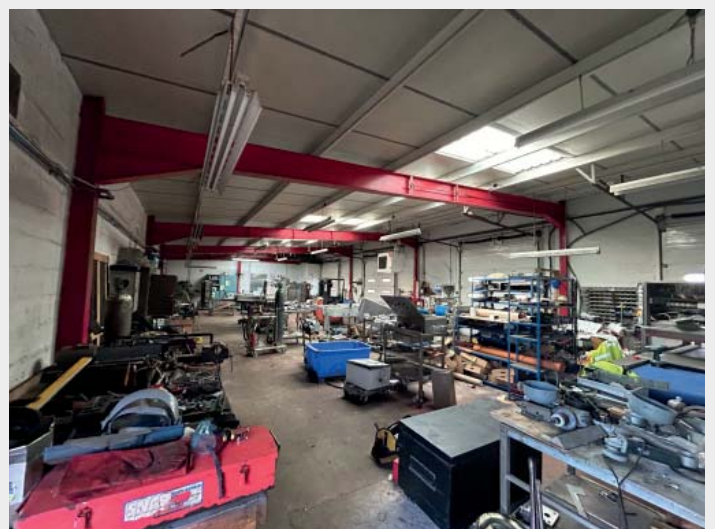
Payable in addition to the purchase price or rent.

## 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.



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## VIEWING & OFFERS

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



JONATHAN NESBITT

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