

# DM HALL

## To Let

Industrial Unit &  
Yard

25 Broad Place  
Peterhead  
AB42 1JD

1,044.71 sq m  
(11,245 sq ft)





# Property Details

- Centrally located industrial premises with yard
- Comprehensively refurbished.
- Suitable for subdivision
- £35,000 per annum.

## Location

The property is located within the Aberdeenshire costal town of Peterhead, which lies approximately 35 miles to the north of Aberdeen via the A90 Aberdeen to Peterhead Road.

More specifically, the property is located on Broad Place, accessed via Backgate within the heart of Peterhead town centre.

The area is mixed use and adjacent occupiers include Premier Inn, The Forbes Health Group and Ingrams Bakery.

## Description

The building is of steel portal frame construction with the external walls being clad in rendered blockwork and profile metal sheeting. The roof over is pitched and clad with insulated cement fibre sheeting.

Internally, the floor is of solid concrete with the walls finished to the inside face of the external cladding. The ceiling areas are finished to the underside of the roof cladding whilst natural light is provided by a range of fibreglass roof lights.



# Property Details

The property benefits from a recently completed programme of refurbishment, including:

- New external cladding to the front and side elevations
- Renewal of the external doors and windows
- Internal redecoration of the internal offices and staff facilities
- Replacement of the main vehicular access door with an electric roller shutter

A small area of yard is located to the rear of the subjects.

## Accommodation

Demise	sq m	sq ft
Workshop	1,044.71	11,245
Yard	307.81	3,315

## Services

The property is served with main electricity and water with drainage being to the main public sewer.

## Lease terms

The accommodation is available to let on flexible full repairing and insuring terms.

## Ratting Assessment

The property is currently listed within the valuation roll as having a ratable value of:

£22,750

The Uniform Business Rate for the year 2024/2025 is 49.8p on the £.

Water and waste water rates are also payable.

## Energy Performance Certificate

The property has an EPC rating of TBC.  
Full documentation available on request.

## Rent

We are seeking offers in the region of £35,000 per annum

## VAT

All prices quoted in this schedule are exclusive of VAT.

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.



# Make an enquiry

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