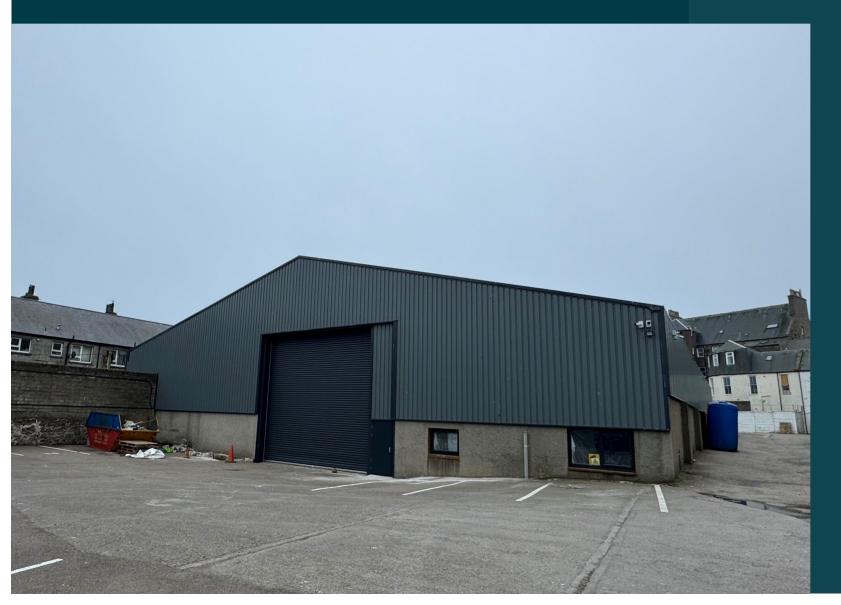
# DMHALL

# 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.

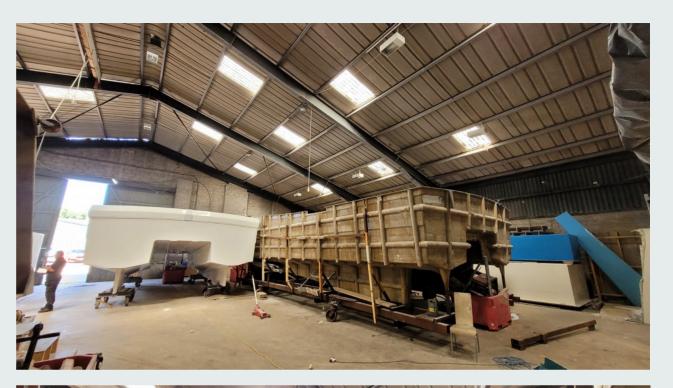
More specifically, the property is located on Broad Place, accessed via Backgate within the heart of Peterhead town centre.

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 celling 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 form 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

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

### 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

## 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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IMPORTANT NOTE: DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (iii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums these details have been printed, circumstances may change outside our control (vi)These particulars are provided for record purposes only and are not intended to create, nor to be relies upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors