

DM HALL

To Let /
For Sale

Industrial

North Kirkton
St Fergus
Peterhead
AB42 3EN



**547.84 SQM
(5,897 SQ FT)**

Property Details

- Workshop with well-proportioned yard
- Eligible for non-domestic business rates relief
- Rent: £17,500 per annum
- Purchase: Offers invited

LOCATION

The property is located in North Kirkton which is located approximately 4 miles north of Peterhead and some 36 miles north of Aberdeen. More specifically, the property is accessed off an unclassified road which sits to the west of the A90.

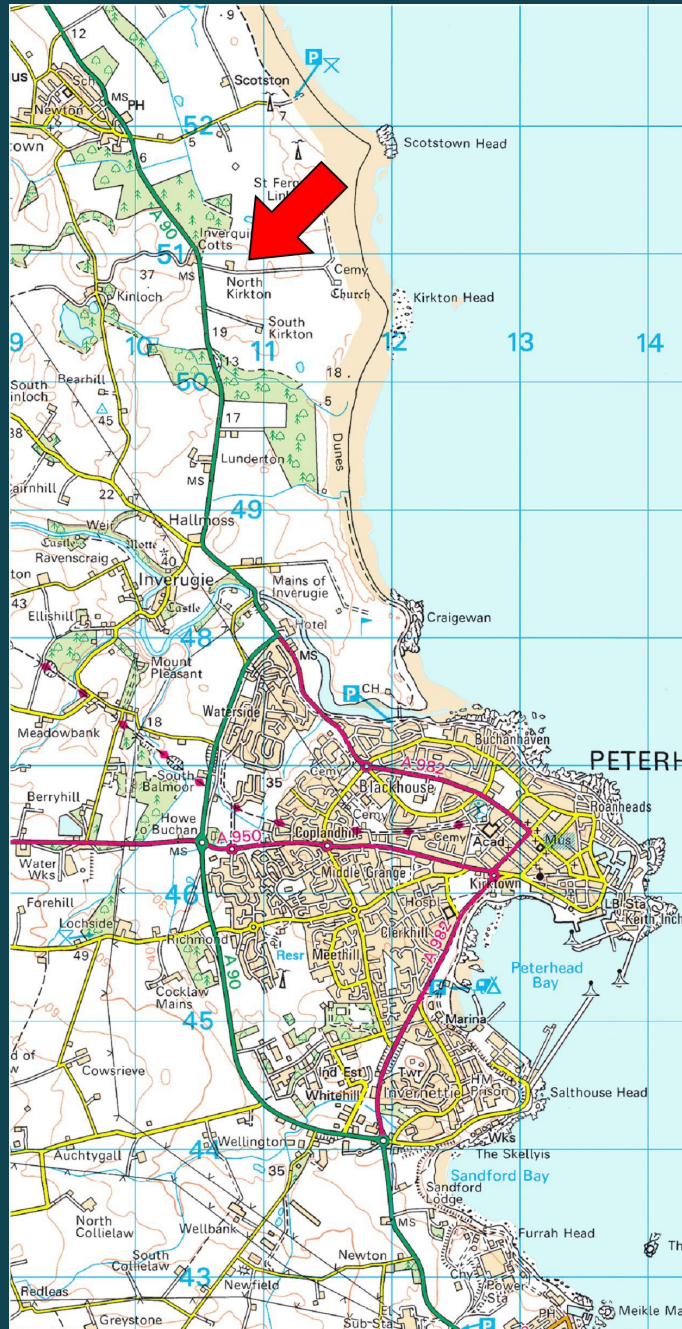
The exact location can be seen on the included Plan.

DESCRIPTION

The property comprises an industrial unit with ancillary yard primarily laid to hardcore.

The building is of steel portal frame construction, with infill concrete block walls overlaid in roughcast and profile metal sheeting. The roof section over is of a pitched design, clad with insulated profile metal sheeting incorporating translucent light panels.

Internally, the workshop is laid to concrete, while the walls and ceilings are unlined and finished to the inside face of the external material. Vehicular access to the workshop is provided by means of two manual roller shutter doors, supplemented by two pedestrian access doors. Artificial lighting is provided by means of high-bay sodium fittings.



Property Details

ACCOMMODATION

The property provides the following Gross Internal Area, measured in accordance with the RICS Code of Measuring Practice (6th edition).

Demise	Accommodation	sq m	sq ft
Ground Floor	Workshop, WC	547.84	5,897

SERVICES

The property is served with mains electricity and water, with drainage being to a septic tank.

ENERGY PERFORMANCE

The property has an EPC rating of C [35]

Full documentation is available upon request.

NON DOMESTIC RATES

The property is currently listed within the Valuation Roll as having a ratable value of:

£12,500*

The Uniform Business Rates for the year 2024/2025 is 49.8p in the £.

Water and wastewater rates are also payable.

*Any ingoing occupier may qualify for rates relief under the Non-Domestic (Business) Rates Small Business Bonus Scheme. Interested parties should make their own enquiries with the Local Authority.

PROPOSAL

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

RENT / PRICE

We are seeking a rent of £17,500 per annum on behalf of our client.

Alternatively, our clients would consider selling the property, offers are invited.

VAT

All prices quoted in this schedule are exclusive of VAT.

COSTS

Each party will be responsible for their own costs. Any ingoing tenant/occupier will be responsible for their own legal costs. Any ingoing occupier will be responsible for the payment of LBTT and registration dues.

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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DM HALL



Regulated by
RICS

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