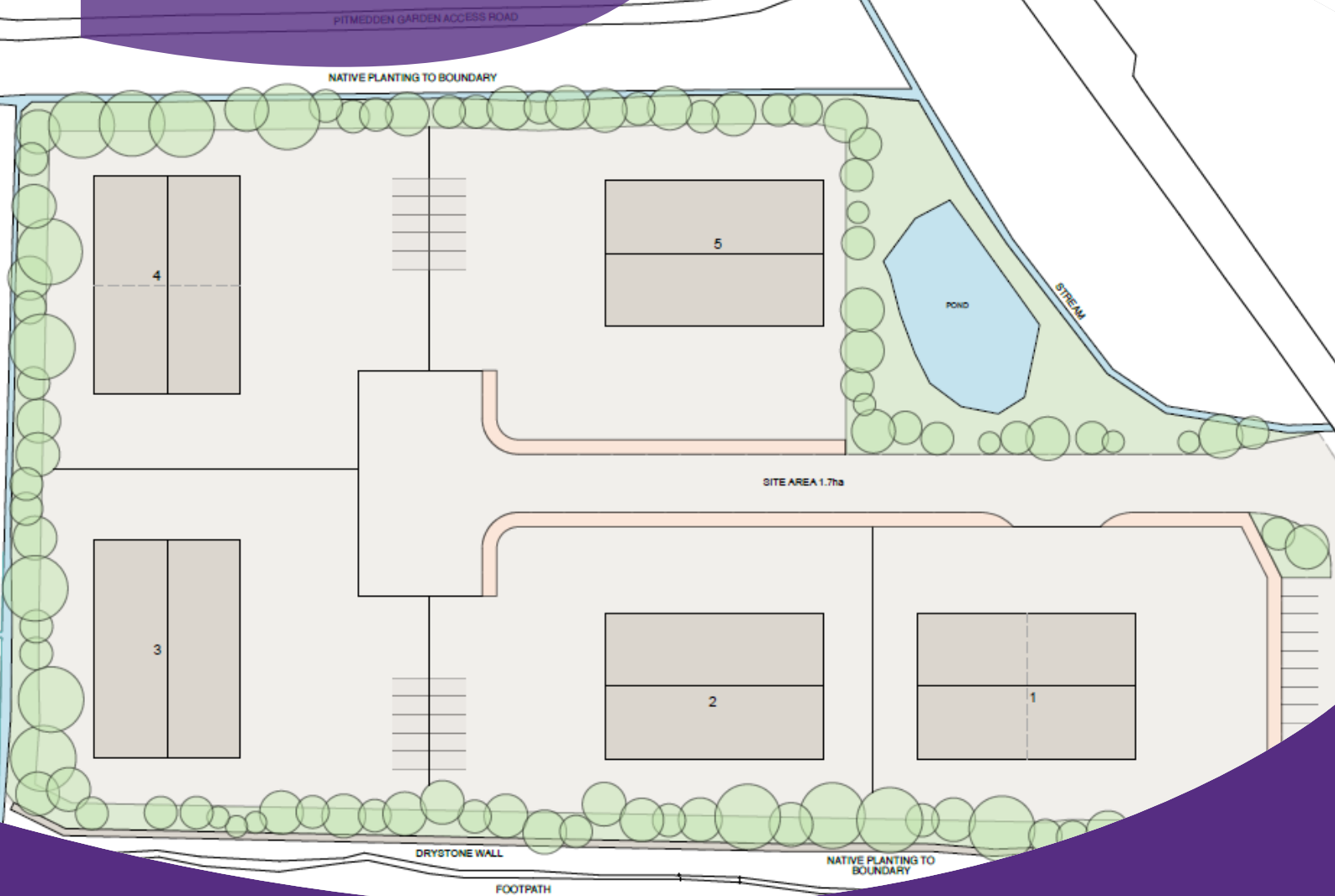


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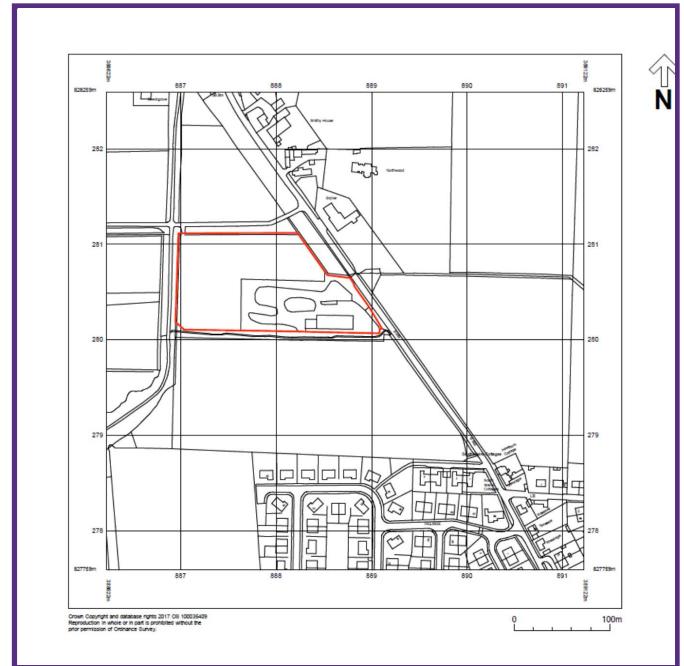
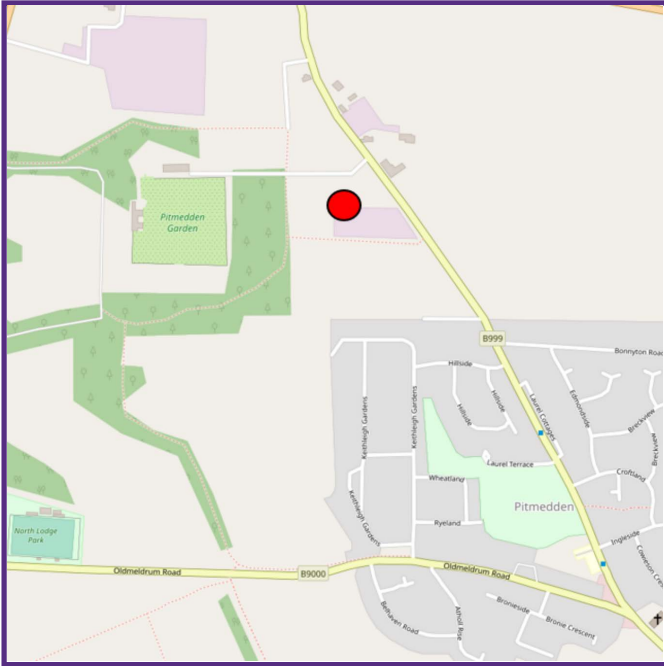
Industrial Units - Subject to Planning

Pitmedden
Aberdeenshire
AB41 7PD



FG Burnett

Call 01224 572661
www.fgburnett.co.uk



Location

The subjects are located to the immediate west of the B999 Aberdeen to Tarves route and to the north of the small hamlet of Pitmedden.

Pitmedden lies approximately 15 miles from Aberdeen and 5 miles from the towns of Ellon and Oldmeldrum.

Pitmedden is mainly residential in nature however includes commercial occupiers such as Co-op, Haddo Medical Group, CMB Autos and The Wee Wooden Bar.

Description

The subjects comprise an irregularly shaped site to the immediate north of Pitmedden and features a single workshop unit.

It is our client's intention to develop the site and retain its existing use however incorporating 5 new industrial units. The units will be constructed of a steel portal framework with roller shutter door and featuring an eaves height of approximately 7 metres.

Accommodation

Individual Unit Size 600 sq.m (6,460 sq.ft)

Rateable Value

Following completion the subjects will require to be reassessed for rating purposes.

Any incoming occupier would have the opportunity to appeal the Rateable Value.

EPC

An EPC rating will be provided following detailed design of the units.

Planning

The site previously had planning consent for a large workshop and yard however this has now expired. Its assumed industrial use will continue to be acceptable by Aberdeenshire Council.

Rent

On application.

VAT

Any price quoted is exclusive of VAT which may be applicable.

Legal Costs

Each party will be responsible for their own legal costs associated with the documentation of the transaction. The ingoing occupier will be responsible for any LBTT and registration dues applicable.

Entry

Following completion of the units and on conclusion of legal formalities.

Viewing & Offers

Viewing is strictly by arrangement with the sole agent to whom all offers should be submitted in Scottish Legal Form.

Contact

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Whilst every care has been taken in the preparation of these particulars and they are believed to be correct, they are not warranted and should not be taken to form part of any contract.

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