



LOCATION:

The subjects lie within the village of Methlick which is located approximately 23 miles north west of Aberdeen City.

The sites are located within the town centre of Methlick occupying a large site on the junction of School Brae and Main Road along the B9005 and the B970. The additional accommodation can be located further along the main road to the east.

The Ordnance Survey extract overleaf is for identification purposes only.

DESCRIPTION:

SCHOOLBRAE GARAGE

The subjects comprise of an industrial unit with associated yard located within the centre of Methlick. The subjects are of concrete block construction with a pitched roof over. Access to the subjects is via a roller door located directly from the Main Road along with pedestrian access. Internally, the floors are of concrete design with exposed concrete blockwork walls. Lighting throughout the property is via fluorescent strip light fittings. The subjects have been split to provide a warehouse/workshop with a small area designated for office use. To the west of the property is a yard currently used for the storage of agricultural vehicles. The subjects are currently held on a lease to Marrs of Methlick Ltd expiring May 2019. Further details can be made available to seriously interested parties.

METHLICK MOTORS (FILLING STATION)

The subjects comprise of a ground floor retail unit with associated petrol station facilities. The subjects occupy a site within the centre of Methlick in close proximity to Methlick Motors and Methlick Motor Repairs and MOT Station.

Internally, the subjects have been laid out to provide a shop, office, storage facility and a W.C. The floors are of suspended timber design which have been covered in a mixture of tile and linoleum. The walls have been painted with the roof being a wood panel finish. Artificial lighting is provided by means of fluorescent strip light fittings with natural daylight provided via the frontage of the property which is single glazed. There are three pumps currently in use with two being of diesel and one of petrol.

- AVAILABLE INDIVIDUALLY OR AS A WHOLE
- POTENTIAL DEVELOPMENT OPPORTUNITY
- FORMER MOT STATION

VIEWING & FURTHER INFORMATION:

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METHLICK MOTORS, MAIN ROAD, METHLICK, ELLON, AB41 7DS

METHLICK MOTORS (MOT REPAIR CENTRE)

The subjects comprise of an industrial unit currently utilised as a car garage and MOT centre. The front projection of the property is of traditional concrete design with a pitched and slated roof over whilst the industrial extension to the rear is of a concrete blockwork design with a pitched roof. Artificial lighting is provided via means of florescent strip light fitments throughout the property with natural daylight provided via single glazed windows. The property is accessed via a roller shutter door located towards the side projection of the property.

The subjects benefit from W.C. facilities and 3 Phase electricity. All MOT equipment can be made available by way of separate negotiation.

ACCOMMODATION:

The subjects provide the following accommodation:-

ACCOMMODATION	M ²	FT ²
Schoolbrae Garage	253.93	2,733
Methlick Motors (Filling Station)	217.31	2,339
Methlick Motors (MOT Repair Centre)	360.61	3,881

The foregoing areas have been calculated on a gross internal area basis in accordance with the Code of Measuring Practice (Sixth Edition) as prepared by the RICS.

PRICE:

ACCOMMODATION	PRICE
Schoolbrae Garage	£70,000
Methlick Motors (Filling Station)	£50,000
Methlick Motors (MOT Repair Centre)	£120,000

RATING:

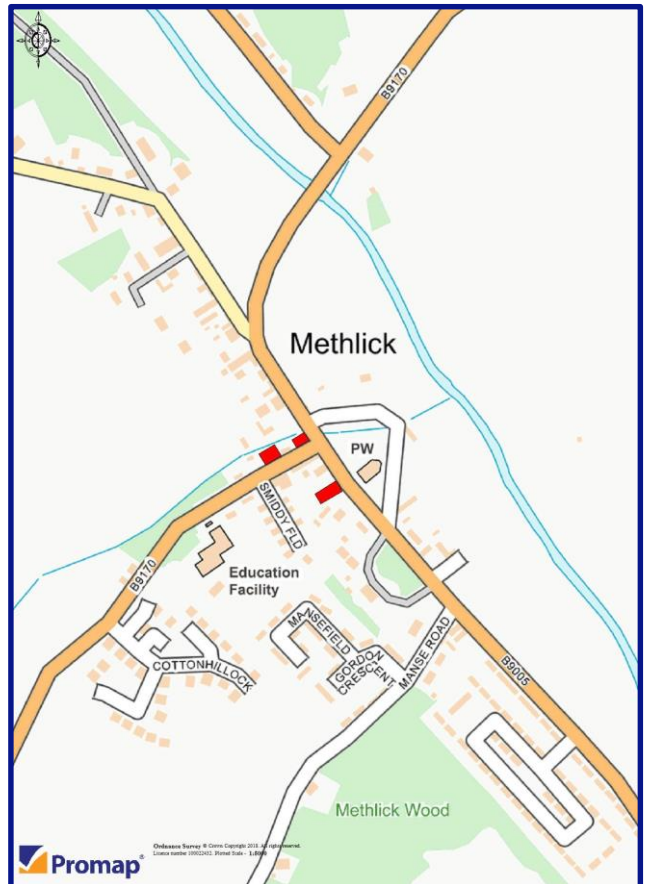
The subjects are currently entered into the Valuation Roll as follows:

ACCOMMODATION	RATEABLE VALUE
Schoolbrae Garage	£2,500
Methlick Motors (Filling Station)	£12,250
Methlick Motors (MOT Repair Centre)	£3,200

We would point out that an incoming occupier would have the opportunity to appeal this Rateable Value.

VAT:

All rents, prices, premiums etc., are quoted exclusive of VAT.



ENERGY PERFORMANCE CERTIFICATE:

The subjects have a current Energy Performance Rating of G. Further information and a recommendation report is available to seriously interested parties on request.

LEGAL COSTS:

Each party will be responsible for their own legal costs incurred with the ingoing occupier being responsible for any Registration Dues and LBTT where applicable.

VIEWING:

For further information or viewing arrangements please contact the sole agents:

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