

TO LET/FOR SALE

INDUSTRIAL WORKSHOP

THE WORKSHOPS, ARTHURSEAT, HATTON,
PETERHEAD, AB42 0QN



LOCATION:

The subjects are situated within a rural location, off a minor public road close to the village of Hatton which is itself approximately 10 miles south west of Peterhead. The subjects are predominantly surrounded by land in agricultural usage, although there are several residential properties within the vicinity.

The Ordnance Survey extract overleaf is for identification purposes only.

DESCRIPTION:

The subjects comprise a series of industrial buildings with an area of yard.

The buildings are of steel frame construction with block work walls to circa 2 metres and profile sheeting above. The roofs over are pitched with concrete fibre cladding over, incorporating translucent light panels.

There is a concrete yard to the front of Shed 1, whilst the remainder of yard is laid in hardcore.

- TOTAL AREA: 923.46M²
(9,940FT²)
- RENTAL £20,000 PA
- OFFERS INVITED

VIEWING & FURTHER INFORMATION

By arrangement with letting agents:

J & E Shepherd
Chartered Surveyors
35 Queens Road
Aberdeen
AB15 4ZN

Tel : (01224) 202800
Fax : (01224) 202802

www.shepherd.co.uk



ACCOMMODATION:

The subjects provide the following accommodation:-

ACCOMMODATION	m ²	ft ²
Front Section	268.60	2,891
Rear Section	654.86	7,049
Total	923.46	9,940

The above areas have been calculated from on site measurements on a gross internal area basis in accordance with the Sixth Edition of the RICS Code of Measuring Practice.

RATEABLE VALUE:

The subjects are entered into the Valuation Roll at a rateable value of £12,000. We would point out that an incoming occupier would have the opportunity to appeal the rateable value.

LEASE TERMS:

Our clients are seeking to lease the premises on a full repairing and insuring basis with any medium to long term lease durations being subject to upward only rent reviews.

RENTAL:

A rental of £20,000 PA is sought, payable quarterly in advance.

PRICE:

Offers invited for the heritable interest.

ENTRY DATE:

On conclusion of legal formalities.

VAT:

All figures quoted are exclusive of VAT at the prevailing rate.

ENERGY PERFORMANCE CERTIFICATE:

The subjects have a current Energy Performance Rating of " TBC " .

Further information and a recommendation report is available to seriously interested parties upon request.

VIEWING & OFFERS:

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



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