

FOR SALE/TO LET

SITE WITH FULL PLANNING PERMISSION FOR INDUSTRIAL BUILDING

RIVERSIDE WORKS, THE HAUGHS, INVERBERVIE MONTROSE, DD10 0SP



- OFFERS INVITED FOR OUR CLIENTS INTEREST
- RENTAL UPON APPLICATION
- SITE AREA 3.631 ACRES (1.47 HECTARES)
- POTENTIAL FOR ALTERNATIVE USES (SUBJECT TO PLANNING)

LOCATION:

The subjects are located within the coastal village of Inverbervie which stands approximately 25 miles south of Aberdeen and 9 miles south of Stonehaven within Aberdeenshire. Inverbervie has a range of local amenities and facilities including a number of retail units, public houses and restaurant within village centre.

The subjects themselves are located in an area of Inverbervie known as The Haughs which can be found to the north west periphery. Access to the site is via a tarmac road known as School Wynd which serves the subjects together with a number of other industrial buildings, farms and the local football club.

The Ordnance Survey extract overleaf is for identification purposes only.

DESCRIPTION/PLANNING PERMISSION:

The subjects at the present time comprise of a cleared site laid in a mixture of hardcore and concrete measuring approximately 3.631 acres (1.470 hectares) or thereby.

The site benefits from having full planning permission for the erection of an industrial building (Use Class 5 – General Industrial) and the erection of boundary walls and fences which was approved on the 02/10/2012. It should be noted that the planning permission is subject to a number of conditions in order to purify the planning and the documentation can be found at www.aberdeenshire.gov.uk/planning Reference: APP/2011/1344.

The proposed industrial building has been calculated on a gross internal area basis in accordance with the RICS Code of Measuring Practice (Sixth Edition) from architects plans and has been calculated to be 1,500 m² (16,146 ft²). In addition to this, there will be a substantial yard area measuring approximately 2.75 acres or thereby.

Notwithstanding, individuals should make their own enquiries with the Local Planning Authority in order to establish the suitability of their proposed use should it differ from the current planning permission.

VIEWING & FURTHER INFORMATION

By arrangement with sole agents:

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

Tel : (01224) 202800

Fax : (01224) 202802

www.shepherd.co.uk



CLOSING DATE:

Interested parties should note their interest formally through their legal representative in order to be informed of any forthcoming closing dates.

PRICE:

Offers are invited for our client's interest in the subject site. Offers which do not contain suspensive planning conditions will be favourably considered although offers including such provisions will be entertained.

LEASE:

Our client would also entertain a lease of the subject site for a negotiable period. Any medium to long term lease durations will be subject to upward only rent review provisions.

VAT:

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

VIEWING:

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



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