

# CARMELITE STREET BANFF



GERALDEVE

**FOR SALE / MAY LET**  
**INDUSTRIAL UNIT WITH OFFICES & PARKING**  
Total of 585.92 sq m (6,306 sq ft)



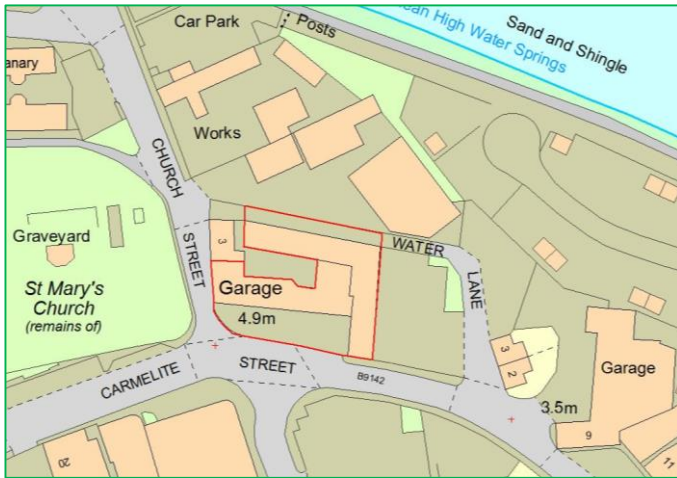
**Carmelite Street**  
**BANFF**  
**Grampian**  
**AB45 1AF**

- warehouse suitable for trade counter/car garage/ manufacturing
- comprises of steel portal frame construction between traditional stone buildings
- 4 bay workshop suitable for vehicle servicing
- customer reception and private office provision
- private customer parking to the front
- located centrally with staff amenities nearby
- total site area of 0.088 ha (0.218 acres)
- potential for redevelopment or alternative use subject to planning

# CARMELITE STREET BANFF



GERALDEVE



## Location

The property is situated on the north side of Carmelite Street (B9142) in the town, and former Royal Burgh, of Banff. The B9142 sits off the A98, one of the main arterial routes in the town. The property is located centrally within the town within a mixed-use area including a supermarket, retail, office and industrial premises. Occupiers within the vicinity include Tesco together with local businesses such as Grampian Kitchens & Bathrooms and Stewart Cheyne.

There are regular bus services nearby and an array of staff amenities.

## Description

The subjects comprise a warehouse of steel portal frame construction between traditional stone buildings, comprising a mix of pitched and flat roofs. The warehouse provides accommodation which may be suitable for manufacturing or vehicular servicing purposes. The warehouse subjects include a 4 bay workshop and reception/office area to the front.

The interconnected traditional stone buildings were used previously for storage purposes.

## Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice (Sixth Edition) and calculate the following internal areas:

	sq m	sq ft
Workshop GIA	538.03	5,791
Office, Reception, WC GIA	47.89	515
<b>Total</b>	<b>585.92</b>	<b>6,306</b>

## Terms

The heritable (freehold) interest in the subjects is available for purchase although consideration may be given to leasing the premises.

Offers in excess of £140,000 excluding VAT are invited for the benefit of our client's heritable interest. Rent on application.

## Rateable Value

The subjects are entered in the 2017 Valuation Roll with a Rateable Value of £6,400.

Under the small business bonus scheme some occupiers may benefit from 100% rates relief.

## EPC

Available upon request.

## VAT

The purchase price and rent are subject to VAT.

## Viewing / Further Information

Please contact the sole agents, Gerald Eve LLP

Sadik Chowdhury  
schowdhury@geraldve.com  
Tel. 0141 227 2379

Sven Macaulay  
smacaulay@geraldve.com  
Tel. 0141 227 2364



Conditions under which these particulars are issued

All details in these particulars are given in good faith, but Gerald Eve LLP for themselves and the Vendors/Lessors of this property for whom they act give notice that:-

1. These particulars do not and shall not constitute, in whole or in part, an offer or a contract or part thereof, and Gerald Eve LLP have no authority to make or enter into any such offer or contract.
2. All statements contained in these particulars are made without acceptance of any liability in negligence or otherwise by Gerald Eve LLP, for themselves or for the Vendors/Lessors.
3. None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and intending purchasers must satisfy themselves by whatever means as to the correctness of any statements made within these particulars.
4. The Vendors/Lessors do not make, give or imply, nor do Gerald Eve LLP or any person in their employment have any authority to make, give or imply, whether in these particulars or otherwise, any representation or warranty whatsoever in relation to the property.