



ALLIED
SURVEYORS
SCOTLAND

Tel. 01463 239494

www.alliedsurveyorsscotland.com



FOR SALE

Indulf House, Lintmill, Buckie, AB56 4XQ

- Approximately 1,505.16 sq m (16,202 sq ft)
- Offers in the region of £275,000 are sought for the premises
- Property is being sold on behalf of the joint administrators of McKibben Limited.

Commercial Valuation | Agency | Investment Advice
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LOCATION

The subjects are located in a predominantly rural location off of the B9018, approximately 1 mile south of the village of Cullen. The village of Cullen has a small range of facilities and is popular with tourists during the summer due to its seaside location. Further facilities are available in the nearby town of Buckie, located approximately 8 miles west of the property.

DESCRIPTION

The subjects comprise a large industrial facility comprising workshop and offices within a large secure yard and staff parking area. The subjects may be suitable for a wide range of uses.

ACCOMMODATION

The subjects have been measured on a Gross Internal Area basis in accordance with the current edition of the RICS Code of Measuring Practice to provide the following;

Ground Floor: 2 Workshops, Entrance Hall, 7 Offices, Staffroom, WC 1,163.38 sq m (12,523 sq ft)

Mezzanine Floor: Mezzanine Storage Area
100.52 sq m (1,085 sq ft)

First Floor: 2 Offices, Board Room, Store, Kitchen, WC
137.36 sq m (1,476 sq ft)

Second Floor: Storage 103.9 sq m (1,118 sq ft)

Total: 1,505.16 sq m (16,202 sq ft)

Please note that the site is being sold on behalf of the joint administrators of the Firm of McKibben Limited. He acts as agent and without any personal liability. As is normal in sales by insolvency practitioners, any sale will be without warranties or indemnities and shall otherwise be on standard insolvency terms.

VIEWING AND FURTHER INFORMATION

By appointment through the selling agent Allied Surveyors Scotland plc.

Andy Gray MA (Hons) MRICS | Tel. 01463 239 494

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SALE

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TENANCIES & INVESTMENT

To be confirmed

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value as a combined premises of £36,850 effective 1st April 2017.

UTILITIES

The property has supplies of mains water, drainage and electricity.

ENERGY PERFORMANCE CERTIFICATE

TBC

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the preparation, negotiation and settlement of the documentation pertaining to the lease or sale including LBTT or VAT applicable.

ENTRY

On completion of legal formalities.