

FOR SALE

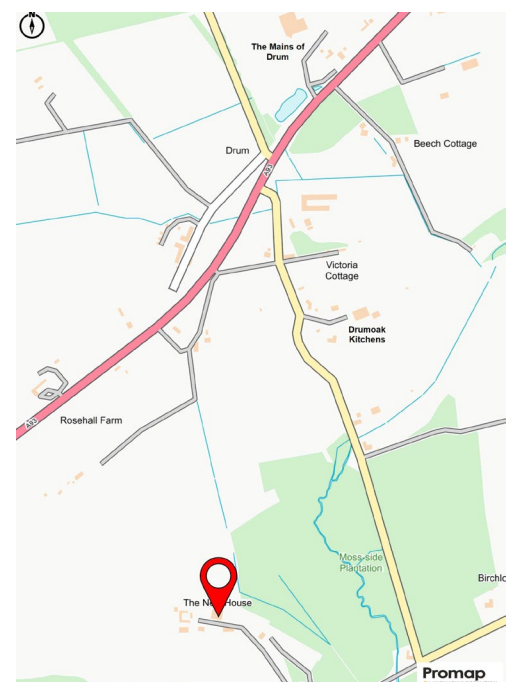
INDUSTRIAL UNIT WITH YARD

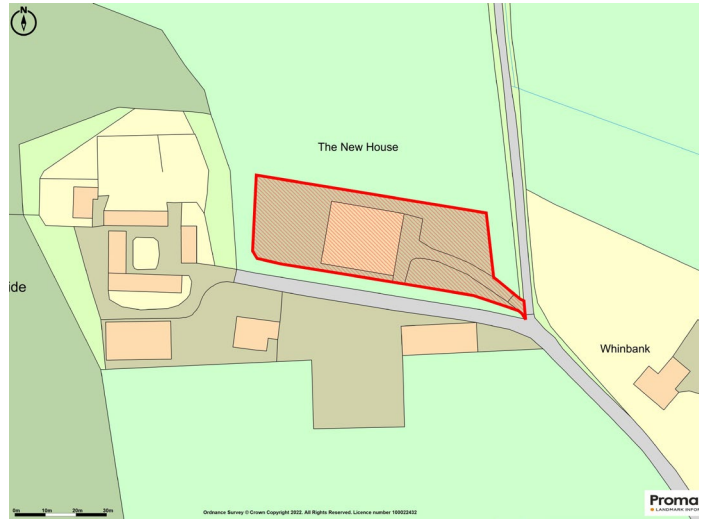


MOSS SIDE, DRUMOAK, ABERDEENSHIRE, AB31 5AN

- Detached warehouse and yard
- Gross Internal Area - 466 sq. m (5,016 sq. ft)
- Total site 0.22 hectares (0.54 acres)
- Built in 2008
- Deeside location

On the instructions of





LOCATION

The subjects are located in Drumoak, which lies approximately 12 miles West of Aberdeen City Centre and 8 miles East of Banchory. The subjects are accessed from the A93 just after the Mains of Drum Garden Centre down a quiet rural road. The Aberdeen Western Peripheral Route (AWPR) is only 4 miles to the East.

DESCRIPTION

The subjects comprise a detached industrial warehouse with gated entrance and concrete access. To the front, side and rear of the warehouse is an unsurfaced yard. The total site size is 0.22 hectares (0.54 acres).

The property was built in 2008 and therefore has been built to a modern standard. The warehouse benefits from:

- High Bay Sodium Lighting
- Electric Roller Shutter Door (4.34m wide by 6.1m high)
- Eaves height of 5m
- Translucent roof panels
- WC

ACCOMMODATION

We calculate the following approximate Gross Internal Floor Areas (GIA), in accordance with the RICS Code of Measuring Practice (6th Edition) as follows:

	Sq. m	Sq. ft
Workshop	466.03	5,016
Yard	1,477.00	15,898

RATING

The subjects are currently entered into the rateable value roll as follows: £22,250.

PRICE

£300,000 exc VAT

VAT

All figures quoted in the schedule are exclusive of VAT.

ENTRY

To be agreed.

ENERGY PERFORMANCE CERTIFICATE

The subjects have an EPC rating of C36.

LEGAL COSTS

Each party will bear their own legal costs incurred in the transaction. The purchaser will be responsible for any Land and Buildings Transaction Tax (LBTT) and Registration Dues, as appropriate.

VIEWINGS

To arrange a viewing or for further information, please contact the sole selling agents.

To arrange a viewing please contact:



Chris Ion
Partner
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IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
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6. Date of Publication: May 2023