



4 NETHERHILL ROAD, KIRKTOWN, ST FERGUS, AB42 3EE



- **NIA: 123.36 SQ.M (1,328 SQ.FT)**
- **RENTAL: £6,000 PER ANNUM EXCLUSIVE OF VAT**
- **MIXED USE OPPORTUNITY**
- **100% RATES RELIEF MAY BE AVAILABLE TO QUALIFYING TENANTS**

VIEWING & FURTHER INFORMATION:

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LOCATION:

The subjects are located at the southern end of Netherhill Road within the town of Kirktown. Kirktown itself is located immediately south of the village of St Fergus which lies approximately 4 miles north of Peterhead and approximately 12 miles south east of Fraserburgh along the A90 Peterhead to Fraserburgh trunk road.

The Ordnance Survey extract is for identification purposes only.

DESCRIPTION:

The subjects comprise of a modern detached office building with a rear storage unit. The main office building itself is of block construction predominately rendered with a pitched roof over clad in tile. The entrance to the property is by means of a part timber part glazed entrance door leading into an entrance hallway.

Internally within the offices the floors are of timber design with carpet covering and walls and ceilings are lined in plasterboard with a paint finish. Artificial lighting is provided by means of fluorescent strip light fittings with natural lighting provided by a series of timber casement double glazed windows. Male and female W.C facilities along with staff kitchenette are located within the office building.

Located to the rear of this building there is an adjoining storage building. The storage building itself is of traditional stone construction pointed externally with a pitched roof. Within the store the floors are of concrete design with the walls of basic stonework.



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ACCOMMODATION:

The subjects provide the following accommodation:-

ACCOMMODATION	M ²	FT ²
Offices	90.48	974
Store	32.88	354
Total	123.36	1,328

The foregoing areas have been calculated on a net internal area basis in accordance with the Code of Measuring Practice (Sixth Edition) as prepared by the RICS.

LEASE TERMS:

Our clients are seeking to lease the premises for a negotiable period on Full Repairing and Insuring terms. Any medium to long terms lease durations will be subject to periodic upward only rent reviews.

RENTALS:

A rental of £6,000 per annum exclusive of VAT. As is standard practice this will be payable quarterly in advance.

RATING:

The subjects are entered into the Valuation Roll at a Rateable Value of £8,700. We would point out that 100% rates relief may be available to qualifying tenants.

ENERGY PERFORMANCE CERTIFICATE:

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

LEGAL COSTS:

Each party will be responsible for their own legal costs associated with this transaction with the tenant being responsible for the cost of LBTT, Registration Dues and the cost of obtaining landlords consent.

ENTRY DATE:

Upon conclusion of Legal Missives.



VIEWING & OFFERS:

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

Shepherd Chartered Surveyors
35 Queens Road
Aberdeen
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