



SUBSTANTIAL SECURE YARD

- > CAN BE LET AS WHOLE OR
IN PART
- > CIRCA 1 ACRE OR (4,046
SQM) OR THEREBY

TO LET

BLACKHOUSE CIRCLE, BLACKHOUSE INDUSTRIAL ESTATE, PETERHEAD, AB42 1BN

CONTACT: James Morrison, j.morrison@shepherd.co.uk, 01224 202800 www.shepherd.co.uk



Substantial Secure Yard in Peterhead

LOCATION

The property can be found within the coastal town of Peterhead, which stands around 33 miles north of Aberdeen and represents one of Aberdeenshire's principle service and employment centres.

The town has a varied economic base with major employment opportunities being in fishing, onshore support for the oil industry, manufacturing, food processing, textiles and the service industries. There is a wide range of services available within the town including five primary schools located close to residential areas, a secondary school, a sports and community centre, which includes a purpose built theatre and swimming pool, a library, museum and two hospitals.

The subjects are located on the west side of Blackhouse Circle within Blackhouse Industrial Estate. The estate features a variety of industrial premises and a variety of occupiers including Howdens, Waves Radio, Grampian Lifting Services, Neil Daniel Autobody and Bomar Offshore.



DESCRIPTION

The subjects comprise a substantial secure storage yard finished in hardcore.

The site is accessed by steel double entry swing gates and is bound at its perimeter by chain link fencing.

ACCOMMODATION

The property comprises the following accommodation:-

Yard 1 acre (4,046 m²) or thereby

The foregoing areas have been calculated from online mapping system.

LEASE TERM

Our client are seeking to lease the subjects on full repairing and insuring terms for a period to be agreed. Any medium to long term lease will provide for periodic upward only rent reviews.

RENT

£20,000 PA. As this is standard practice, this is payable quarterly in advance.

SUBDIVISION

There may be the potential to let smaller sections of the site and in this regard interested parties should contact the marketing agent.

DEVELOPMENT

Our client may consider constructing a commercial unit on the site and this can be discussed with the letting agent in more detail.

RATING

The subjects will require reassessment upon occupation.

ENTRY

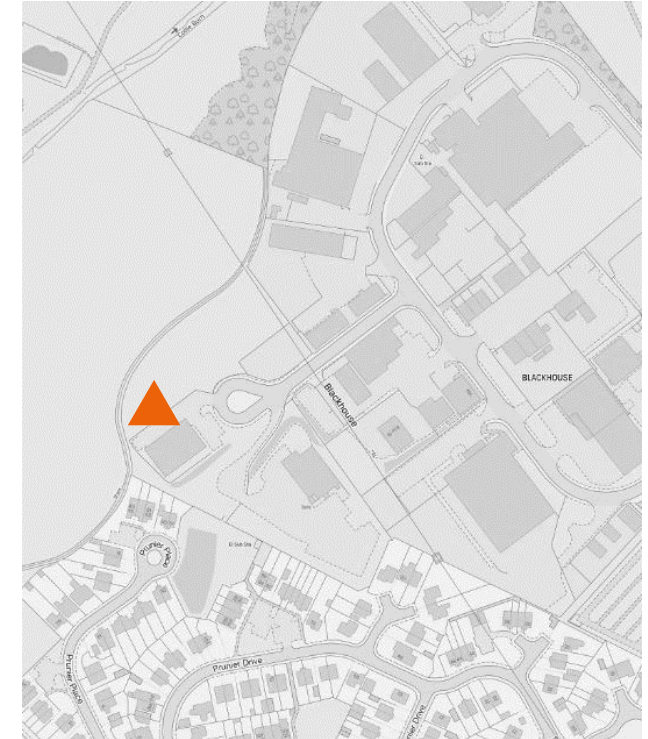
Immediate upon the conclusion of legal missives.

VAT

All prices quoted are exclusive of VAT.

LEGAL COSTS

In accordance with normal practice, each party will be responsible for their own legal costs arising from any transaction. However, the ingoing tenant will be responsible for any applicable LBTT and registration.



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

Shepherd Chartered Surveyors 35 Queens Road, Aberdeen, AB15 4ZN, 01224 202800
James Morrison, j.morrison@shepherd.co.uk

www.shepherd.co.uk



J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **PUBLICATION: UPDATED MARCH 2021**