

YARD PREMISES

- > LOCATED IN POPULAR INDUSTRIAL ESTATE
- > LAID IN A MIX OF SURFACES
- > SITE AREA – 0.845 HECTARES (2.09 ACRES)
- > FULLY SERVICED
- > PRICE – £500,000

FOR SALE

YARD - WELLHEADS CRESCENT, ABERDEEN, AB21 7GA

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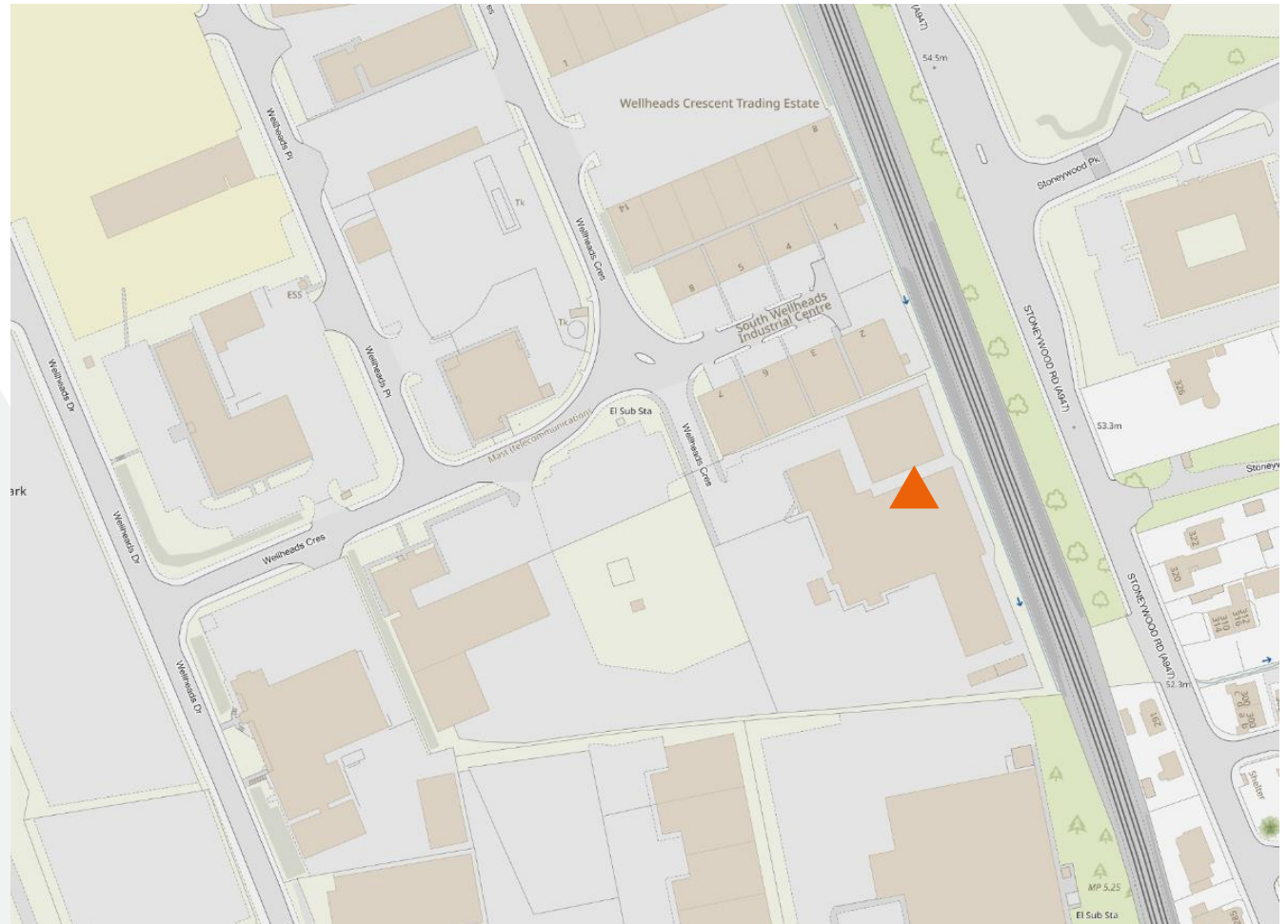


Yard Premises Within Popular Industrial Location

LOCATION

The subjects are located at the southern end of Wellheads Crescent within Wellheads Industrial Estate in Dyce which is directly adjacent to Aberdeen International Airport.

Wellheads Industrial Estate is situated on the eastern boundary of the airport and 5 miles north west of the City Centre. The location affords excellent access to the main road network, airport and railway station at Dyce and as a result is one of the prime industrial locations within the City.



DESCRIPTION

The subjects comprise a secure yard area which is laid in a mix of surfaces and currently been utilised for storage uses.

The accommodation is serviced and lighting around the perimeter of the site

SITE AREA

The site extends to approximately 0.845 hectares (2.09 acres)

The above area has been calculated from online mapping software.

PRICE:

£500,000 exclusive of VAT

RATEABLE VALUE:

The subjects are currently entered into the Valuation Roll as a yard at a rateable value of £58,000.

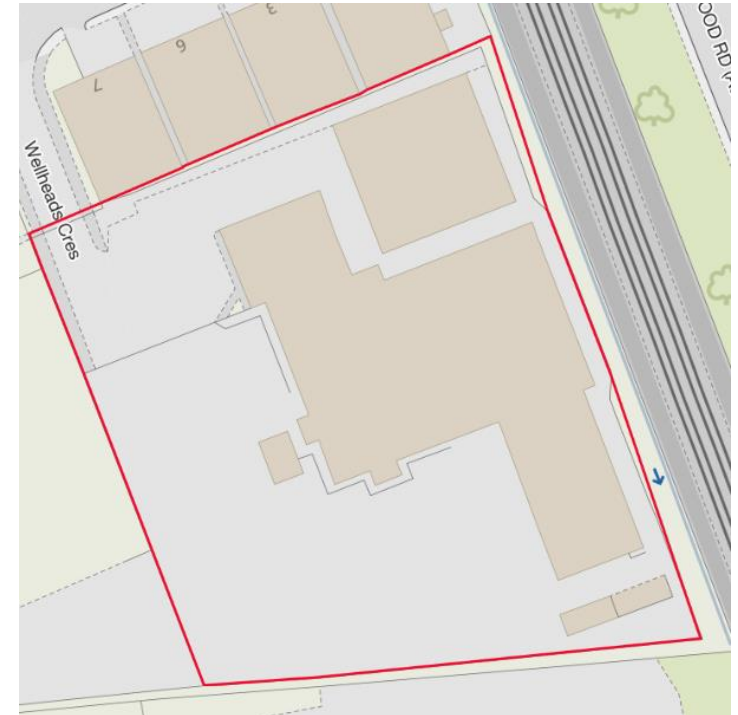
An ingoing occupier will have the opportunity to appeal this figure. In addition, rates relief may be available with further information available upon request.

VAT

All figures quoted are exclusive of VAT at the prevailing rate.

LEGAL COSTS:

Each party will be responsible for their own legal costs incurred in the transaction. The ingoing purchaser will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.



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

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