



INDUSTRIAL

CLOSE PROXIMITY TO A96 TRUNK ROAD | GROSS INTERNAL AREA CIRCA 8,546 FT²
SITE EXTENDS TO CIRCA 1.41 ACRES | DEVELOPMENT POTENTIAL, STP | 13.9% SITE COVERAGE
PRICE ON APPLICATION

FOR SALE

9 LINKWOOD PLACE, ELGIN, IV30 1HZ

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LOCATION

Elgin is the main administrative and commercial centre for the region of Moray in the northeast of Scotland. The town lies approximately 38 miles to the northeast of Inverness and 66 miles northwest of Aberdeen.

RAF Lossiemouth, one of the RAF's largest bases, is also located nearby and contributes significantly to the local economy. The MoD is a major employer and spends more than £ 2bn a year in Scotland .

The subjects are situated within the Linkwood Industrial Estate which is located northeast from Elgin town centre lying 2 miles distant. The A96 trunk road which link Inverness to Aberdeen is located less than 300 meters away. Neighbouring occupiers include; MacDonalDs, Halfords Auto Centre, Renault, Vauxhall, Peugeot and Elgin Truck and Van Centre.

DESCRIPTION

The subjects comprises a purpose-built meat processing factory and attached office accommodation, with surfaced yards, parking and delivery/dispatch areas.

The main building has an eaves height of 6.25m, with the walls and roof being of steel portal and profile metal sheet construction. Internally, the subjects have been compartmentalised to provide large storage pens, slaughter hall, 4 chill rooms and a packing/despatch area, together with offices/meeting rooms, a canteen area and toilets. Abattoir equipment includes storage pens, stunning pen, bleeding hoist, dressing hoist, splitting saws, overhead rail systems for both beef and lamb, plus ancillary equipment and associated supporting steel work.

The total site area including the building footprints extends to approximately 1.41 acres. The yard area is surfaced in concrete. The site has steel palisade security fencing with double entrance gates.

FLOOR AREAS

The Gross Internal Area extends to circa 8,546 sq ft (793.94 sq m).

SERVICES

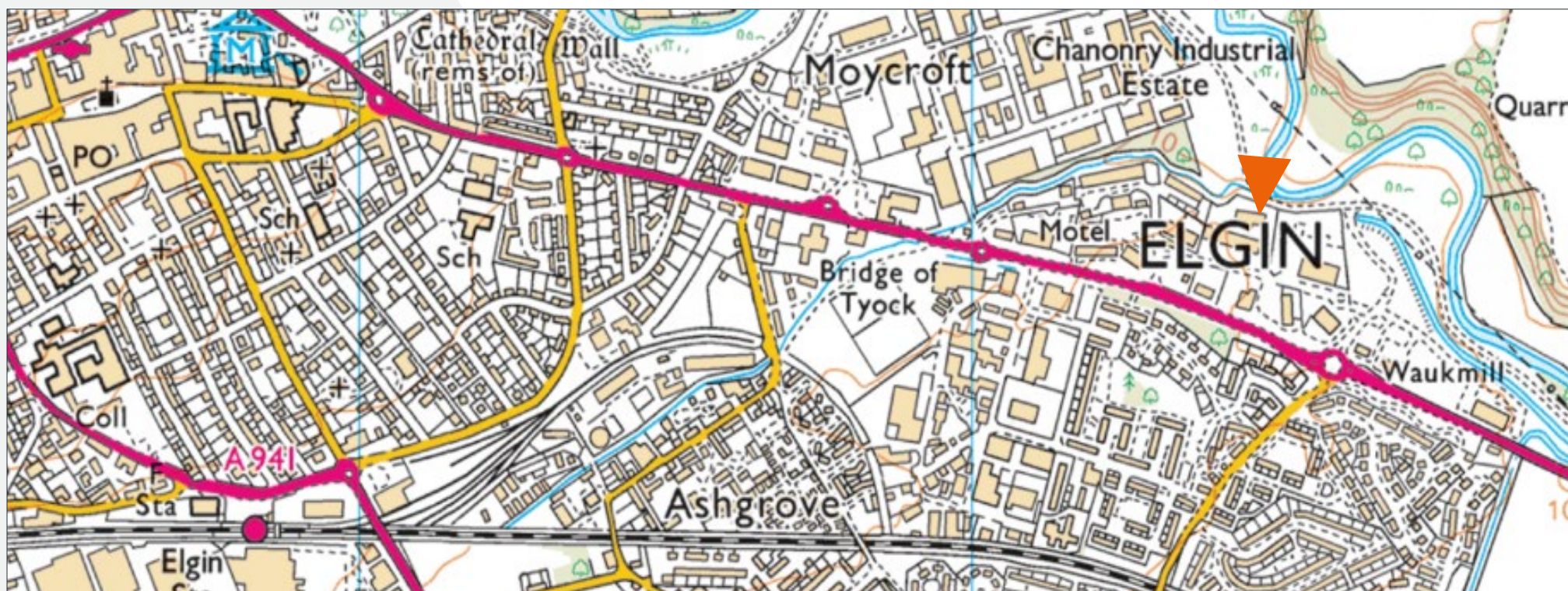
Mains water, gas and electricity. Drainage to the public sewer. The previous occupier upgraded the compressed air systems, refrigeration systems and plant room, as well as installing a boning hall waste corridor.

RATEABLE VALUE

Current NAV/RV is £51,000 as of 1st April 2023.

EPC

The Certificate and Recommendations Report can be made available to interested parties on request.



TENURE

Heritable Interest (Scottish equivalent of English Freehold).

PLANNING

The property was previously operated by Dunbia as an Abattoir for meat processing and handling. We understand this falls within Sui Generis of the Use Classes Order.

The property would suit a range of general industrial uses. There is also potential for a range of redevelopment opportunities including cash and carry, trade-counter, showroom or retail, subject to planning.

Please contact the marketing agents to discuss any proposals.

SALE PRICE

We are seeking unconditional offers from parties interested in acquiring our client's heritable interest with the benefit of vacant possession.

Price on application. Please contact the selling agents.

The property is not VAT elected.

ENTRY

Immediate entry is available on conclusion of Missives.

LEGAL COSTS

Each Party will be responsible for their own legal costs incurred in connection with any transaction. In the normal manner, the purchaser will be responsible for LBTT, Registration Dues and VAT thereon.

ANTI-MONEY LAUNDERING

In accordance with AML Regulations, the successful purchaser will be required to satisfy the Vendor on the source of funds used to acquire the subjects.

VIDEO TOUR

[Click Here](#) for a Video Tour of the property.















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

Shepherd Chartered Surveyors, Mulberry House, 39-41 Harbour Road, Inverness, IV1 1UA

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