

TO LET

**INDUSTRIAL UNIT
WITH OFFICE AND
YARD**

Prominent roadside location on
A90 between Fraserburgh and
Peterhead

Gross Internal Area: 313.36 sqm
(3,373 sqft)

Yard: 1.46 acres

Available in whole or in part

Rental (red area) - £20,000pa
Rental (green area) - £12,000pa
Rental (blue area) - £10,000pa



VIDEO TOUR



WHAT 3 WORDS

INDUSTRIAL UNIT, LONMAY, FRASERBURGH, AB43 8RN

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Location

INDUSTRIAL UNIT, LONMAY,
FRASERBURGH, AB43 8RN



The subjects are located within the village of Lonmay which lies approx. 6.5 miles to the south of Fraserburgh and approx.. 11.5 miles north west of Peterhead on the A90. The property itself is located on the east side of Lonmay on a prominent roadside location.



Industrial premises and yard on
prominent roadside location



FIND ON GOOGLE MAPS



Description

INDUSTRIAL UNIT, LONMAY,
FRASERBURGH, AB43 8RN



The subjects comprise of a detached industrial unit with a substantial yard primarily laid in hardcore.

The building is of a steel portal frame construction clad in profile metal sheeting with an insulated roof over and is laid out provide workshop and office accommodation along with a reception and staff welfare areas. Within the office and reception area, the walls are lined in painted plasterboard with lighting being provided by LED fitments. The flooring is a mixture of tile and vinyl.

The workshop flooring is concrete with the walls being painted blockwork with naturally lighting being provided by translucent roof panels and artificial lighting being a number of LED fitments. The eaves height in the main workshop is 3.74M and the rear 2.11M.

To the front of the site is a car parking area with the rear and side being hardcore yard.

Accommodation

	m ²	ft ²
Office, Reception, staff areas	76.81	827
Front Workshop	129.70	1,396
Rear Workshop	106.85	1,150
TOTAL	313.36	3,373

The above floor areas have been calculated on a Gross Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

Yard

The yard has been measured using online mapping software and is approx. 1.46 acres



Rental

A rental of £20,000pa for the entire site is sought however the site can be let in part on the following basis:

Green Area - £12,000pa	m ²	ft ²
Industrial Unit	313.36	3,373
Yard	1,103	11,876

Blue Area - £10,000pa	Acres	SQM
Yard	1.32	5,342

The areas out with the demised areas will be common with each party being responsible for the upkeep/maintenance on a 50/50 basis subject to use

Lease Terms

The premises are available on the basis of a new lease of negotiable duration. Any medium to long term lease durations will be subject to upward only rent review provisions.

Rateable Value

The subjects are currently entered into the Valuation Roll as a at a rateable value of £14,000.

In addition, rates relief maybe available with further information available upon request. Should the subjects be let in part, they will require to be reassessed.



Energy Performance Certificate

The EPC is available upon request.

VAT

We have been advised the property has not been opted to tax and as such VAT will not be payable on the rent.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

The ingoing purchaser/tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

Get in Touch

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



James Morrison

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Shepherd Chartered Surveyors

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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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