



Lochill Industrial Estate

Lochill Industrial Estate, Doune, FK16 6AD

- > Rarely Available Industrial Opportunity
- > Income Producing Until July 2024
- > Total Site Area Extends to Approximately 1.19 acres
- > Offers in Excess of £500,000 Invited



LOCATION

Doune is a desirable, predominantly residential village, located approximately 9 miles to the north-west of Stirling. The village is well placed for easy access to Scotland's transport network, with the M9 and M80 motorways and Stirling's mainline railway station all within a 15minute drive.

Lochill Industrial Estate is located less than a mile to the south of Doune Village Centre on the south side of the River Teith.

The ordnance survey extract and aerial plan, show the location of the estate.

DESCRIPTION

Lochill Industrial Estate contains four main buildings, including:

Workshop of steel portal frame construction (benefitting from mezzanine floor), large inspection pit and staff facilities.

Office/parts store or brick/block construction under a flat, felt covered roof.

Parts store of brick/block construction, with a pitched roof clad with corrugated asbestos cement panels.

Modular building containing offices and staff welfare facilities.

There is excellent yard/external storage space, enclosed with palisade perimeter fencing, with the total site area extending to approximately 1.19acres.

ACCOMMODATION

According to our calculations, we estimate the buildings on the site extend to the following approximate gross internal areas:

| Area | sqm | sqft |
|-----------------------|--------|-------|
| Office/Parts Store | 79.41 | 855 |
| Parts Store | 115.56 | 1,244 |
| Modular Office | 142.15 | 1,530 |
| Workshop/Service Dept | 310.46 | 3,342 |

TENANCY DETAILS

The subjects are currently let to Young Plant & Equipment Sales Ltd, running on Tacit Relocation, until 30th June 2024. The annual rent is £46,500pa (Exc. VAT).



RATEABLE VALUE

According to the Scottish Assessors Association website, the subjects are entered into the Valuation Roll, with effect 1st April 2023, as follows:

Rateable Value £50,000

PRICE

Offers in excess of £500,000 are invited for the benefit of our client's heritable interest in the subjects.

VAT

All prices, premiums etc. are quoted exclusive of VAT (if applicable).

CLOSING DATE

A closing date for offers may be set and interested parties are therefore advised to register their interest with the selling agents. Our clients reserve the right to sell the property without setting a closing date and, in setting a closing date are not bound to accept the highest or indeed any offer received.

EPC

A copy of the Energy Performance Certificate is available on request.

OFFERS

All offers should be submitted in Scottish Legal Terms to the sole selling agents at the address below:

Graham + Sibbald LLP
22 Allan Park
Stirling
FK8 2QG

For any queries or to arrange a viewing, please contact —



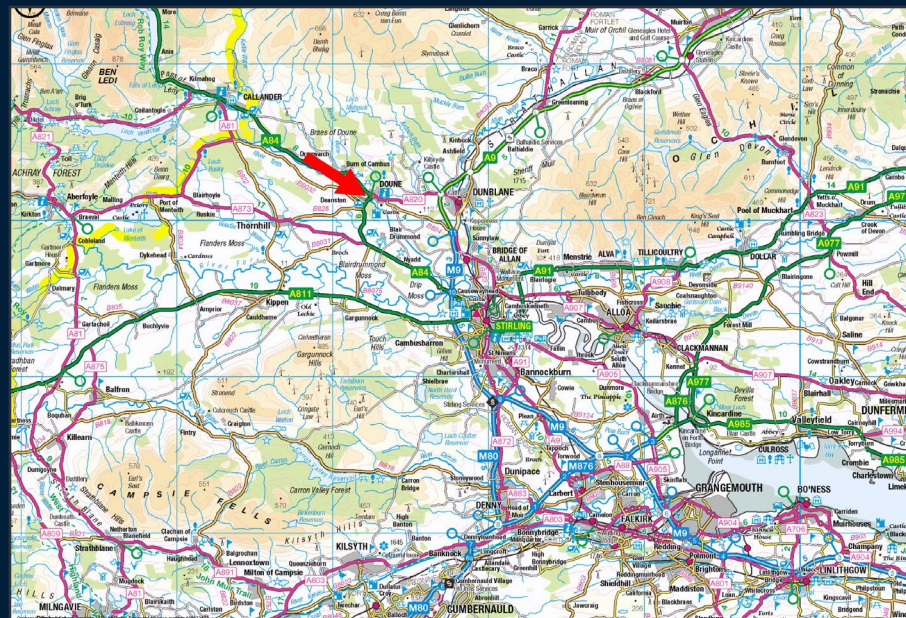
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6. Date of Publication: October 2023