



## TO LET - INDUSTRIAL

25 BROAD PLACE,  
PETERHEAD,  
AB42 1JD

- CENTRALLY LOCATED INDUSTRIAL PREMISES WITH YARD
- SUITABLE FOR A VARIETY OF USES
- GIA: 1,044.71 SQM (11,245 SQFT)
- OFFERS IN THE REGION OF £35,000 PER ANNUM

## LOCATION

The property is located within the Aberdeenshire coastal town of Peterhead, which lies approximately 35 miles north of Aberdeen via the A90 Aberdeen to Peterhead road.

More specifically, the subjects are located on Broad Place but accessed via Backgate within the heart of Peterhead town centre.

The area is mixed use and adjacent occupiers include Premier Inn, Peterhead Trophy Centre and The Caley Bar.

The exact location can be seen on the undernoted plan:

## DESCRIPTION

The building is of steel portal frame construction with the external walls being infilled with a mix of rendered blockwork and corrugated cement fibre sheeting. The roof over is pitched and clad with insulated cement fibre sheeting.

Internally, the floor is of solid concrete with the walls to the inside face of the external cladding. The ceiling areas are finished to the underside of the roof cladding whilst natural light is provided by a range of fibreglass roof lights.

Office accommodation is located within the main workshop area and includes staff facilities.

Vehicular access is provided by way of a large timber sliding door located to the north elevation.

A small area of yard is located to the rear of the subjects.

## ACCOMMODATION / FLOOR AREAS

The subjects provide the following accommodation and floor areas, measured in accordance with the current edition of the RICS Property Measurement Standards.

	SQM	SQFT
Workshop	1,044.71	11,245
Yard	307.81	3,315

## SERVICES

The property is served with mains electricity and water with drainage being to the main public sewer.

## LEASE TERMS

The accommodation is available to let on flexible full repairing and insuring terms. Any medium/long term lease will provide for periodic rent reviews.

## RATING ASSESSMENT

The property is currently listed within the Valuation Roll as having a rateable value of:

£23,500

The Uniform Business Rate for the year 2022/2023 is 49.8p in the £. Water and waste water rates are also payable.

## ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of TBC.

Full documentation is available upon request.

## RENT

We are seeking offers in the region of £35,000 per annum.

## VAT

All prices quoted in this schedule are exclusive of VAT.

## ENTRY

On conclusion of missives

## CLOSING DATE

Whilst a closing date may not necessarily be set, interested parties are advised to note their interest in writing to the selling/letting agent.

## LEGAL COSTS

Each party will be responsible for their own legal costs. Any ingoing tenant/occupier will be responsible for the payment of LBTT and registration dues.

## OFFERS / VIEWING

All offers should be submitted in writing to the sole agents who will also make arrangements to view.

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## IMPORTANT NOTE

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