

FOR SALE - INDUSTRIAL

WINDSOR GROVE, KINELLAR,
ABERDEENSHIRE, AB21 0SD

➤ GIA: 256.72 SQ M (2,764 SQ FT)

➤ SEEKING OFFERS OF £230,000

➤ FORMER GARAGE SUITABLE FOR A VARIETY OF USES



DM HALL
CHARTERED SURVEYORS

Commercial Department
4-5 Union Terrace, Aberdeen, AB10 1NJ
01224 594172

LOCATION

The unit is located within the Aberdeenshire town of Kinellar, which lies approximately 11 miles north west of Aberdeen on the A96 trunk road. More specifically, the unit is located within a rural location off an unclassified road.

DESCRIPTION

The property comprises a single storey workshop of painted block walls, rendered externally having a timber framed insulated roof, clad mostly with fibre cement sheeting and over clad in profile metal sheeting. A recent extension has been added to provide further workshop accommodation, incorporating a spray painting booth and additional specialist equipment. Externally, the property is harled to dado height and benefits from yard space and parking for approximately 6 vehicles.

UNIT SIZES

The unit provides the following accommodation measured on a gross internal basis in accordance with the current edition of the RICS Property Measurement Standards.

Original Workshop 88.78 sq m (956 sq ft)
Workshop, gas store, kitchen, WC, paint store

Modern Workshop Extension 167.94 sq m (1,808 sq ft)
Workshop, spray painting booth, office, WC

Total: 256.72 sq m (2,764 sq ft)

SERVICES

The site is served with mains supplies of water and 3-phase electricity, with drainage being to a septic tank. Heating is supplied to the unit by way of a waste oil heater, further information can be supplied on request.

RATING ASSESSMENT

We understand from the Scottish Assessors that the subjects have a rateable value of £10,750 with effect from 1st April 2017.

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

The occupier may qualify for 100% rates relief through the Small Business Bonus Scheme.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of G (103).

Full documentation is available upon request.

PRICE

We are seeking £230,000 for our clients heritable interest in the property. The spray painting booth and specialist equipment is to be included within the sale.

VAT

All prices quoted in this schedule are exclusive of VAT.

OFFERS / VIEWING

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

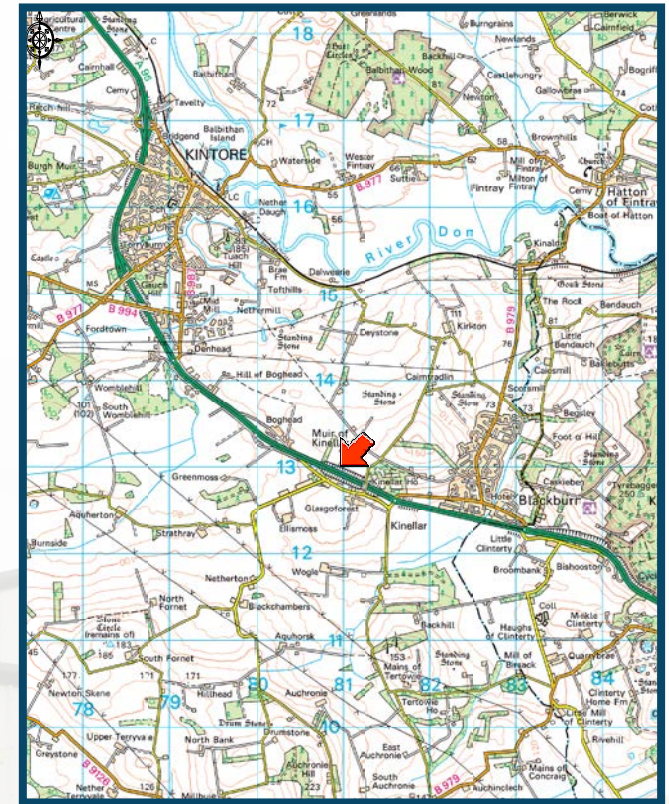
DM Hall LLP
4-5 Union Terrace
Aberdeen
AB10 1NJ

Tel: 01224 594172

E-mail: ruari.macintyre@dmhall.co.uk
chris.paul@dmhall.co.uk

Ref: ACA1814

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