

TO LET/  
MAY SELL



## Former Goods Yard

Laurencekirk, Former Goods Yard, Fordoun Road, AB30 1BE

Area: 0.59 ha [1.46 acres]

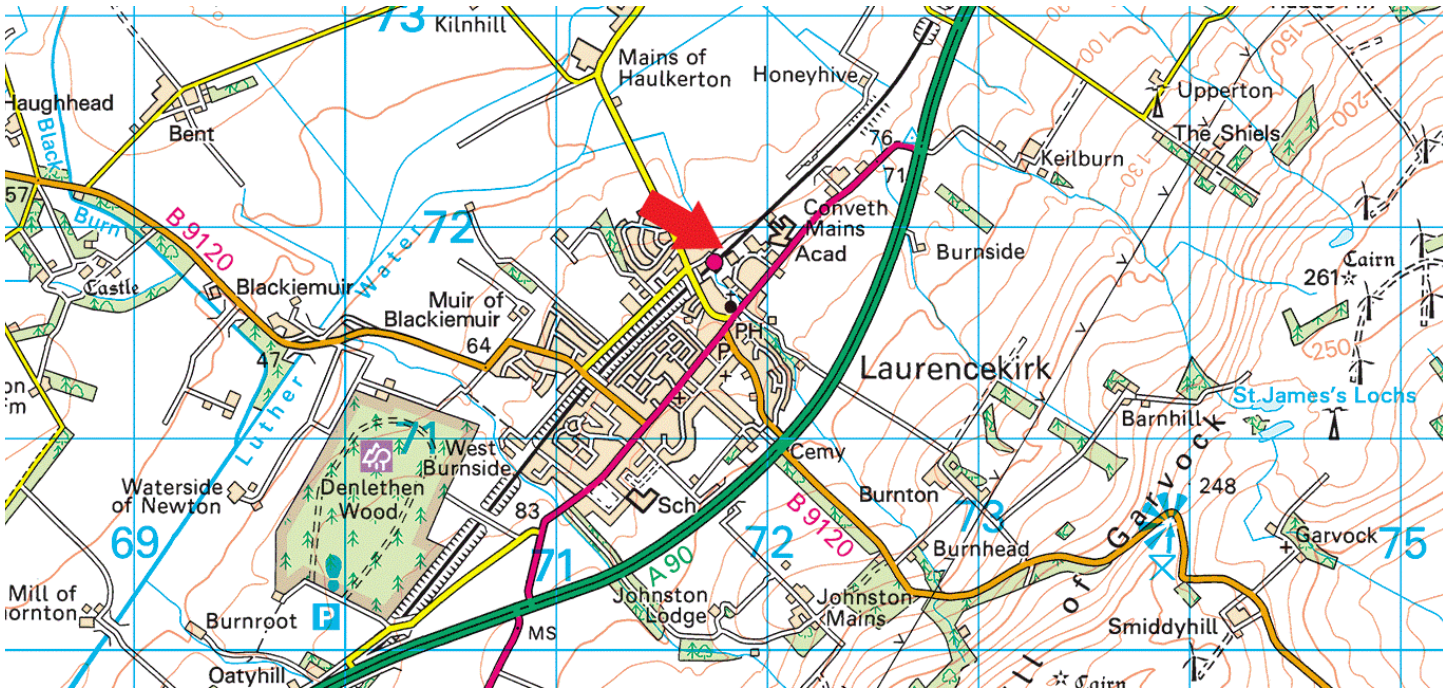
- Available Immediately
- Direct Rail Access available to East Coast Main Line
- Easy road access Aberdeen or Dundee
- Adjacent to Laurencekirk Train Station
- Rent: £20,000 per annum



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#### LOCATION

The yard is accessed off Fordoun Road and is adjacent to Laurencekirk Train Station. Laurencekirk is adjacent to the A90 trunk road and Aberdeen is located approximately 30 miles to the north with Dundee approximately 37 miles to the south.

The exact location can be seen on the above plan.

#### DESCRIPTION

The property comprises a former railway goods yard, immediately adjacent to the east coast mainline. The site is laid mainly to hardcore and is served by train tracks connecting onto the mainline.

#### SITE AREA

Total Site Area	0.59 ha	(1.46 acres)
Useable Site Area	0.52 ha	(1.28 acres)

#### RENT

£20,000 per annum

#### PROPOSAL

Whilst our client would prefer longer term leases they will give consideration to short term leases and licence agreements.

#### RATING ASSESSMENT

The rateable value will require to be re-assessed on occupation.

#### VAT

Any rent quoted is exclusive of Value Added Tax which may be applicable.

#### ENTRY

On conclusion of all legalities

#### LEGAL COSTS

Each party will bear their own legal costs arising from the transaction. The ingoing tenant will be responsible for any applicable LBTT and registration dues.

#### OFFERS / VIEWING

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

## Contact

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 Jackson Chartered Surveyors  
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