

DM HALL

To Let

**INDUSTRIAL
WORKSHOP AND YARD**

**Burnside
Wood, Turriff,
Aberdeenshire,
AB53 5PP**



**654.94 sq m
(7,050 sq ft)**

Property Details

- WORKSHOP AND OFFICE ACCOMMODATION
- ASSOCIATED YARD AND CAR PARKING
- 654.94 SQ M (7,050 SQ FT)
- 5 TONNE CRANE IN SITU
- £35,000 PER ANNUM

LOCATION

The property is located in a rural setting approximately 2 miles north of Turriff and around 27 miles north of Aberdeen. More specifically, the property is situated within a small complex of industrial buildings lying to the south of the B9105, just off the A947 Turriff to Banff trunk road.

DESCRIPTION

The property comprises a semi-detached workshop of steel portal frame construction, the walls having been clad in roughcast concrete block work to dado height, whilst the upper section are clad in profile metal sheeting. The roof sections over pitched and clad with single skin metal profile sheeting incorporating translucent panels.

Internally, the workshop is laid to concrete, whilst the walls and ceilings are unlined and finished to the inside face of the external material. The workshop provides eaves heights of 6.8 meters. Two 5-tonne travelling gantry cranes are in situ.

Vehicular access to the workshop is over an electrically operated metal roller door located on the west elevation.

Additional office and staff accommodation is included within a lean-to extension to the east, which is of rendered concrete block construction under a mono-pitched roof clad in profile metal sheeting.

A tarmac car park with space for circa 15 vehicles adjoins the office block, whilst a rectangular concrete yard can be found to the west.



Property Details

SERVICES

The property is connected to mains supplies of electricity and water. Heating is by way of an oil-fired boiler.

ACCOMMODATION / FLOOR AREAS

The property provides the following accommodation and floor areas, measured in accordance with the RICS Code of Measuring Practice (Sixth Edition).

Floor	Accommodation	sq m	sq ft
Ground	Workshop etc	484.55	5,216
Ground	Office etc	170.40	1,834
Total		654.94	7,050
Yard	Storage	905.81	9,750

RATING ASSESSMENT

The property is currently listed within the Valuation Roll as having the following rateable values of:

£19,500

The Uniform Business Rate for the year 2024/2025 is 49.8p in the £. Water and wastewater rates are also payable.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of G.

Full documentation is available upon request.

PROPOSAL

We are seeking offers at £35,000 per annum on our client's behalf.

ENTRY

The property is available from August 2024.

LEGAL COSTS

Each party will be responsible for their own legal costs. The purchaser will be responsible for the payment of LBTT and registration dues.

VAT

All prices quoted are exclusive of VAT



Make an enquiry

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