

Ryden

FOR SALE

OFFICE / WORKSHOP
WITH EXTERNAL YARD
208.8 SQ M (2,247 SQ FT)

FIND OUT MORE AT [RYDEN.CO.UK](https://ryden.co.uk)

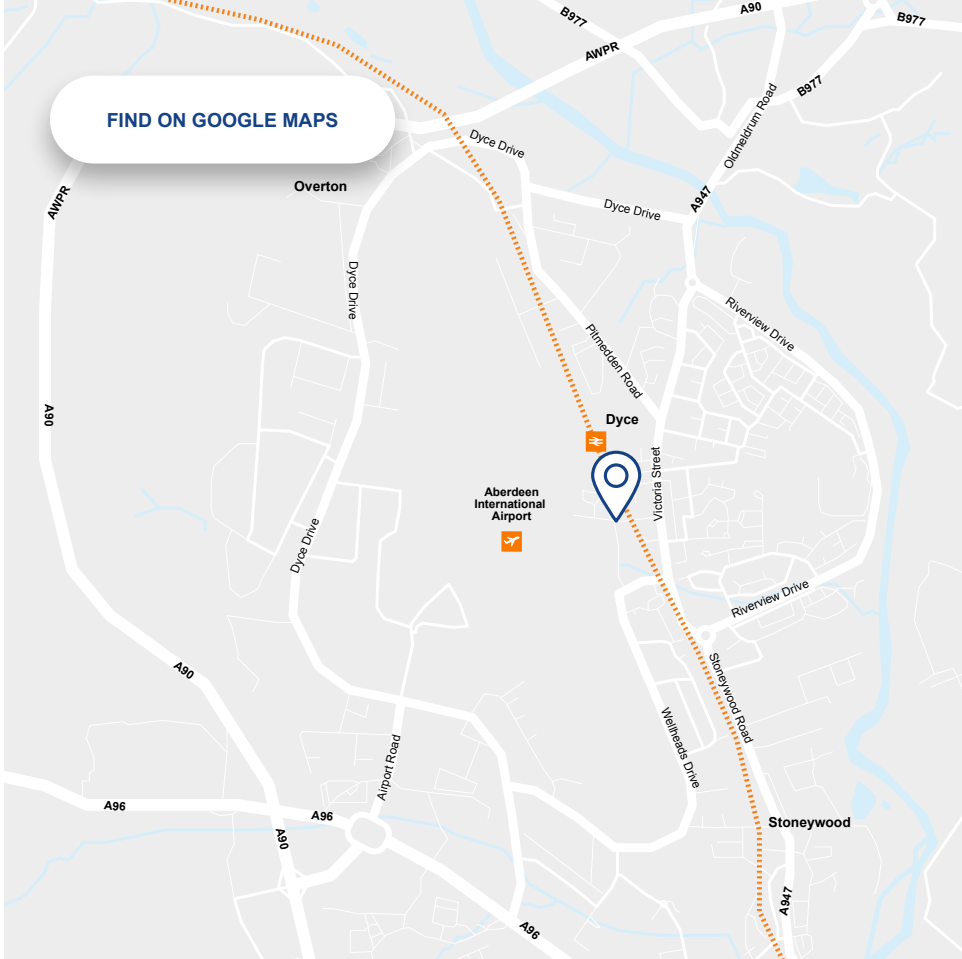


20 FARBURN
TERRACE
DYCE
ABERDEEN
AB21 7DT

DETACHED BUILDING
AND EXTERNAL
YARD AREA

EXTERNALLY THERE
ARE 3 PARKING
SPACES WITH A
LARGER YARD AREA
WHICH COULD HOLD
A FURTHER 7 CARS





**LOCATED ON
THE EAST SIDE
OF FARBURN
TERRACE, IN
THE DYCE AREA
OF ABERDEEN**



LOCATION

The property is located on the East side of Farburn terrace, in the Dyce area of Aberdeen. Within close proximity to the Offshore helicopter services terminals, surrounding occupiers include; Proflux, Veripos, Wellheads industrial estate and Royal Mail.

DESCRIPTION

The subjects are made up of a detached building and external yard area. The building comprises a single storey office building and workshop with WC facilities interlinking these. The office building is of rendered block construction under a pitched, slated roof. Internally it is cellular with 5 private offices, a central smaller open plan area and staff kitchen. The workshop is made up of concrete blocks to an eaves height of 2.0 metres, under a pitched roof clad in metal sheets. Externally there are 3 parking spaces to the front of the premises, with a larger yard area which could hold a further 7 cars if required. There are currently two storage containers in situ which are available by way of a separate deal.

ACCOMMODATION

The premises have been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and the following net internal areas derived:

	SQ M	SQ FT
OFFICE	99.6	1,072
WAREHOUSE	109.2	1,175
TOTAL	208.8	2,247
YARD(APPROX.)	305.5	3,288

PRICE

£240,000

RATEABLE VALUE

We are advised that the subjects are currently entered in the Valuation Roll, from 1st April 2023 as follows:

NAV/RV

£15,250

VAT

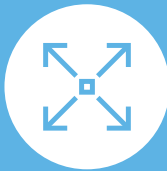
All monies due under the sale will be VAT chargeable at the applicable rate.

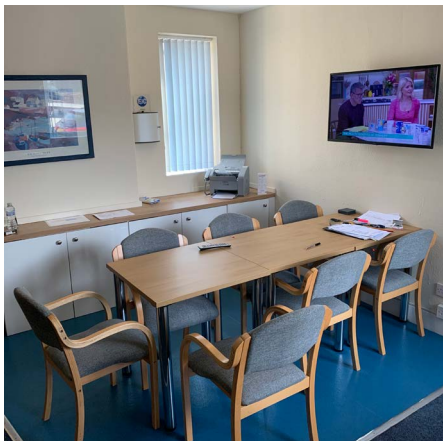
ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has a current EPC rating of E.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred during any transaction. The tenant will be liable for any LBTT or registration dues, where applicable.







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GET IN TOUCH

Viewing is strictly by arrangement with the sole selling agents.

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Ryden

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives /exchange, required to enable the agents to meet their respective obligations under the Regulations. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty what ever in relation to this property. **October 2023**

