

INDUSTRIAL

- > INDUSTRIAL YARD/WORKSHOPS
- > SITE AREA: 0.39 ACRES
WORKSHOP 1: 908 FT²
WORKSHOP 2: 3,444 FT²
- > RE-DEVELOPMENT POTENTIAL, STP
- > QUALIFIES FOR 100% RATES RELIEF
- > EASY CONNECTIVITY TO A96 TRUNK ROAD
- > IMMEDIATE ENTRY
- > OFFERS OVER £90,000 INVITED



FOR SALE

INDUSTRIAL YARD/WORKSHOPS 4 WATERFORD WAY, FORRES, IV36 3EE

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LOCATION

Forres is a Morayshire town some 25 miles East of Inverness and 12 miles West of Elgin on the main A96 between Aberdeen and Inverness. The town has a population of circa 12,500.

The subject property is located to the southeastern end of Waterford Industrial Estate, lying in close proximity to the busy A96 trunk road. Access to the subjects is provided by Waterford Circle along with shared rear access off Waterford Way. Surrounding occupiers form a healthy blend of regional and local covenants which include Keith Builders Merchants, White and Company and Forres Taxi's.

DESCRIPTION

The subjects comprise an irregular shaped industrial site with a complex of industrial workshops thereon. The site is part surfaced with tarmacadam bounded by a mix of concrete post and wire mesh and metal fencing. Workshop 1 is positioned in the northwest most corner of the site is of timber frame construction with external walls clad with metal sheets under a pitched metal sheet clad roof. Workshop 1 extends to an approximate GIA of 84.32m² (908 ft²). The complex of workshops (Workshop 2) on the eastern boundary are of timber frame construction with external walls mainly clad in corrugated asbestos sheets under asbestos sheet clad roofs. Workshop 2 extends to an approximate GIA of 320m² (3,444 ft²).

The site may present a re-development opportunity, subject to securing the relevant planning consent.

SITE AREA

The total site area extends to approximately 0.39 acres, or thereby.

PLANNING

Suitable for a variety of uses including Class 4 (Business), Class 5 (General Industrial) and Class 6 (Storage or Distribution). Please discuss any proposals with the marketing agents.

BUSINESS RATES

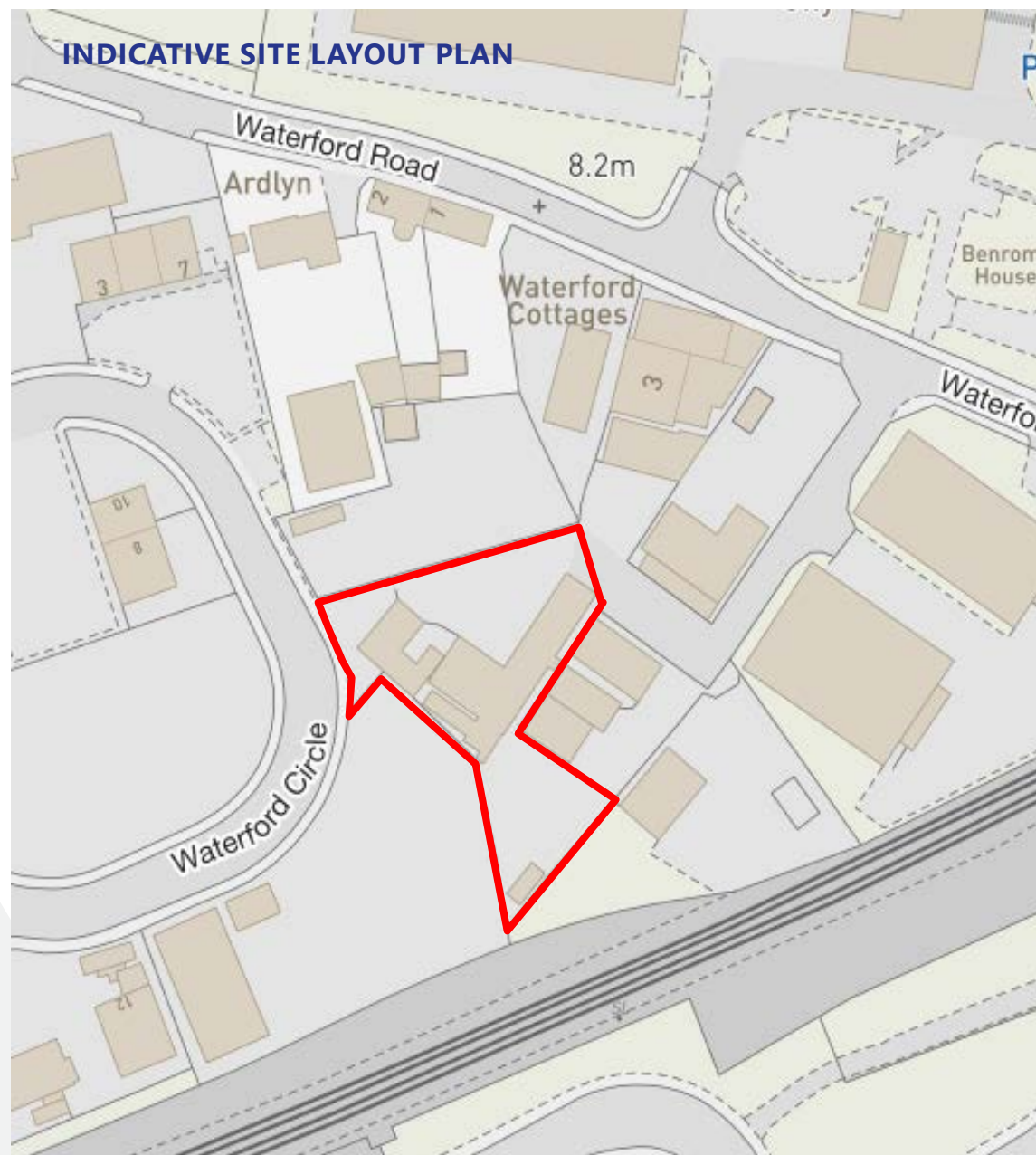
The property is entered in the current Valuation Roll with an NAV/RV of £7,500 and qualifies for 100% rates relief in terms of the Small Business Bonus Scheme.

SALE PRICE

Our Client's heritable interest in the property is available "For Sale" with **Offers Over £90,000** are sought. The subject is not VAT elected and therefore VAT will not apply to any sale.

COSTS & VAT

In the normal manner, each party will pay their own legal costs. The purchaser will be responsible for LBTT, Registration Dues and any VAT thereon. Figures are stated exclusive of VAT, which will be added at the current rate.







For further information or viewing arrangements please contact the agents:

Shepherd Chartered Surveyors, Mulberry House, 39-41 Harbour Road, Inverness, IV1 1UA

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