

**VIDEO
TOUR**

NEW BUILD INDUSTRIAL UNIT

- > PRICE – OFFERS IN EXCESS OF £250,000
- > RENTAL - £20,000 PA
- > WAREHOUSE AND OFFICE : 151.20 SQM (1,628 SQFT)
- > PROMINENT CORNER LOCATION
- > 2 VEHICULAR ACCESS GATES



FOR SALE/ TO LET

SITE 4, BANCHORY BUSINESS PARK, BURN O'BENNIE ROAD, BANCHORY, AB31 5NN

CONTACT: James Morrison, james.morrison@shepherd.co.uk, 01224 202800 www.shepherd.co.uk



LOCATION

The subjects are located within a prominent corner location at the junction of Burn O'Bennie Road and Lochside Drive within the popular town of Banchory.

The estate is located to the east of Banchory town centre and accessible from either the Hill of Banchory West Road, Hill of Banchory South Road or Hill of Banchory East Road which itself is accessed directly off the A93 which serves as the main access road to Tesco and the recently approved new retail scheme.

DESCRIPTION

The subjects comprise of a secure detached industrial unit of steel portal frame construction with a mono pitched roof over which is single skin with a drop stop fleece liner to the underside. The cladding externally is a mixture of metal sheeting and cedral board cladding panels.

Internally the unit is laid out to provide a warehouse, office and toilet with the flooring throughout being concrete.

Within the warehouse, the walls and ceilings are to the inside face of the cladding with the office and toilets being painted plasterboard.

Lighting throughout is provided by LED's.

Externally the unit benefits from having 2 vehicular access gates along with car parking and a hardcore yard.



SITE 4, BANCHORY BUSINESS PARK, BURN O'BENNIE ROAD, BANCHORY, AB31 5NN

ACCOMMODATION

ACCOMMODATION	FT ²	M ²
Office and Warehouse	1,628	151.20

The abovementioned areas have been calculated on a gross internal area basis in accordance with the RICS Code of Measuring Practice.

PURCHASE PRICE

Offers in excess of £250,000 are invited

RENT

In the Region of £20,000 PA

LEASE TERMS

Our clients are seeking to lease the premises for a minimum of 5 years on full repairing and insuring terms.

Any durations beyond the 5 year term will be subject to upward only rent review provisions.

EPC

The subjects have an EPC Rating of TBC.

ENTRY

Upon conclusion of legal missives

RATEABLE VALUE

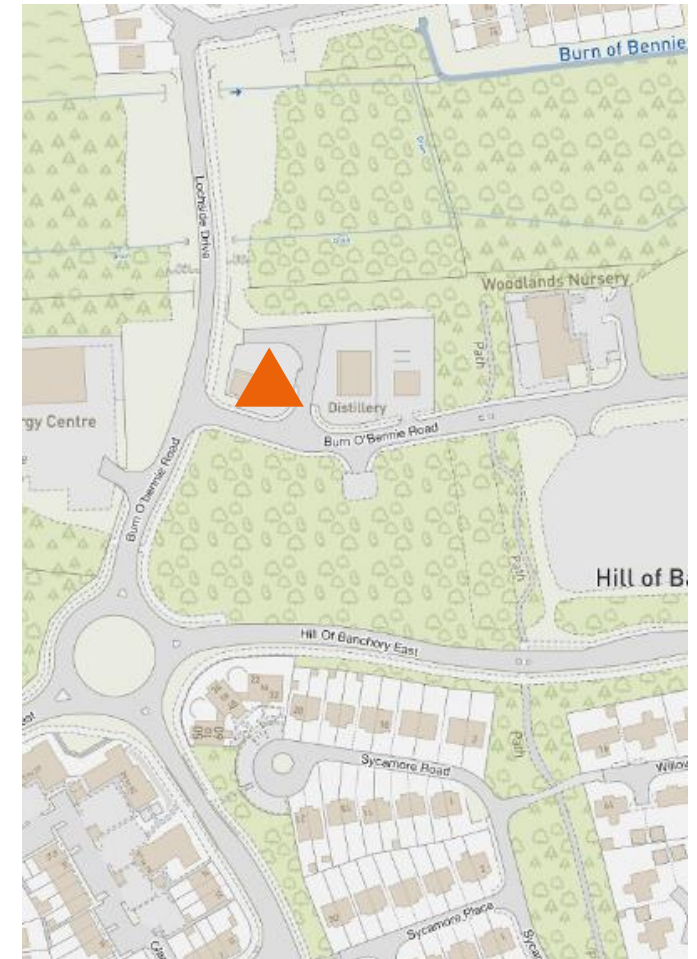
The Rateable Value from of 1st April 2023 is shown on the Scottish Assessors' website will be £16,500pa.

VAT

All prices quoted are exclusive of VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs with the purchaser/tenant being responsible for any Registration Dues & LBTT where applicable.



For further information or viewing arrangements please contact the sole agents.

CONTACT: James Morrison, james.morrison@shepherd.co.uk, 01224 202800 www.shepherd.co.uk

35 Queens Road, Aberdeen, AB15 4ZN

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but 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 J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. **PUBLICATION: APRIL 2023**