

WORKSHOP PREMISES

- > PRICE – £60,000 + VAT
- > SIZE – 149.18 SQM. (1,605 SQFT.)
- > 100% RATES RELIEF AVAILABLE TO QUALIFYING OCCUPIERS
- > QUICK ACCESS TO LOCAL AND NATIONAL ROAD NETWORKS

FOR SALE

WORKSHOP, DEVERON ROAD, HUNTLY, AB54 4UL

CONTACT: Shona Boyd, shona.boyd@shepherd.co.uk | James Morrison, james.Morrison@shepherd.co.uk, 01224 202800, www.shepherd.co.uk



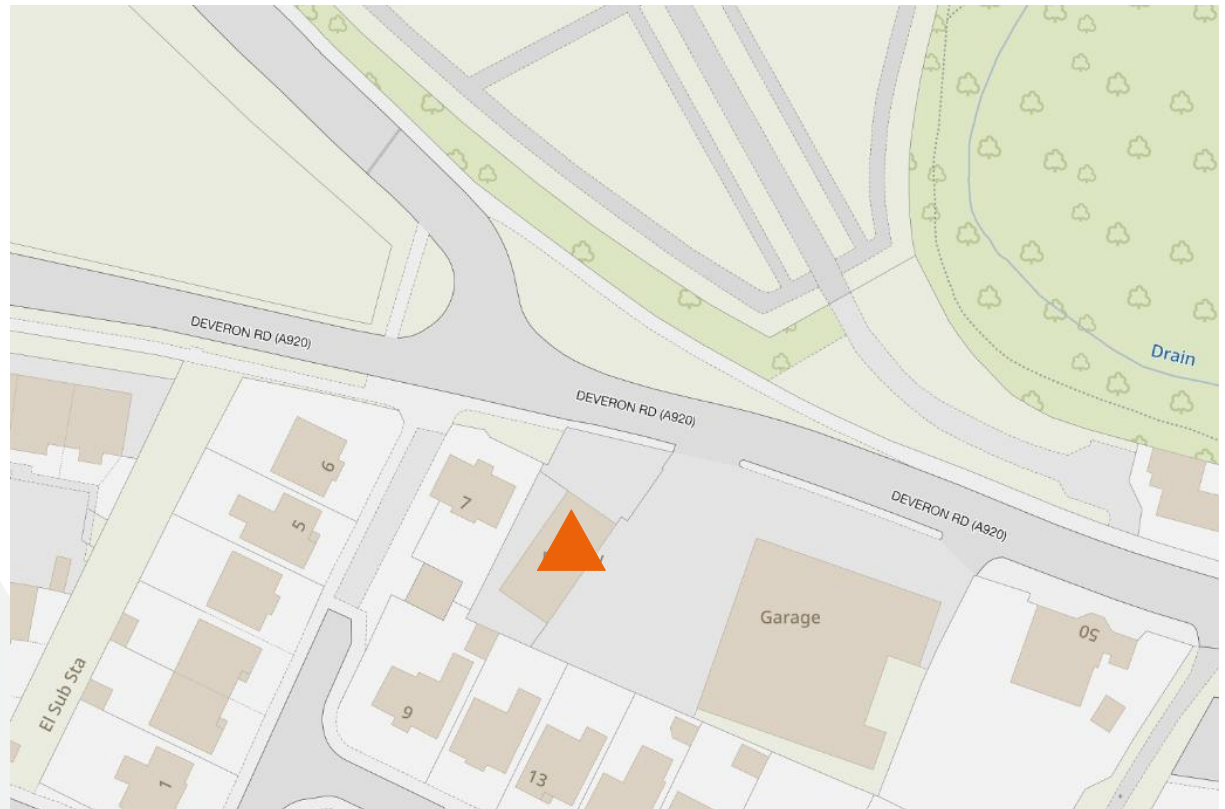
LOCATION

The subjects are located within Huntly, which is a town approximately 38 miles northwest of Aberdeen, and can be reached by the main A96. The property itself is located on the south side of Deveron Road at the western periphery of Huntly. Surrounding properties are predominantly residential in nature albeit Huntly Motors is located immediately adjacent to the subjects.

DESCRIPTION

The subjects comprise a detached workshop with office/showroom space to the front. The building is of steel frame construction with a pitched roof over clad in asbestos cement sheeting. Pedestrian access is provided via double door whilst a manual roller shutter door to the side provides vehicular access to the workshop accommodation.

Internally, the subjects comprise a showroom/office to the front of the premises with a workshop to the rear. The unit is of solid concrete flooring across the premises, which has been carpeted within the office and showroom accommodation. The subjects also provide W.C facilities and a staff tea prep area.



ACCOMMODATION

ACCOMMODATION	m ²	ft ²
Showroom/office	77.89	838
Workshop	71.29	767
TOTAL	149.18	1,605

The above floor areas have been calculated on a Gross Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition)

PRICE

£60,000 is sought for our clients heritable interest in the property.

RATEABLE VALUE

The property is currently entered into the valuation roll for the value of £5,700.

Qualifying occupants would be eligible to 100% rates relief, with further information available on request.

ENERGY PERFORMANCE CERTIFICATE

The subjects currently have an EPC rating of 'C'.

Further information and a recommendations report are available to seriously interested parties upon request.

VAT

All figures quoted are exclusive of VAT at the prevailing rate. Please note that the property is VAT elected.

LEGAL COSTS

Each party will be responsible for their own legal costs associated with the transaction with the ingoing tenant being responsible for any registration dues, LBTT, etc.



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

Shepherd Chartered Surveyors 35 Queens Road, Aberdeen, AB15 4ZN, 01224 202800
 Shona Boyd, shona.boyd@shepherd.co.uk | James Morrison, james.morrison@shepherd.co.uk

www.shepherd.co.uk

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