



TO LET

SECURE YARD

Prominent roadside location on
A90 between Fraserburgh and
Peterhead

Yard: 1.32 acres

Rental - £10,000 pa



WHAT 3 WORDS

SECURE YARD, LONMAY, FRASERBURGH, AB43 8RN

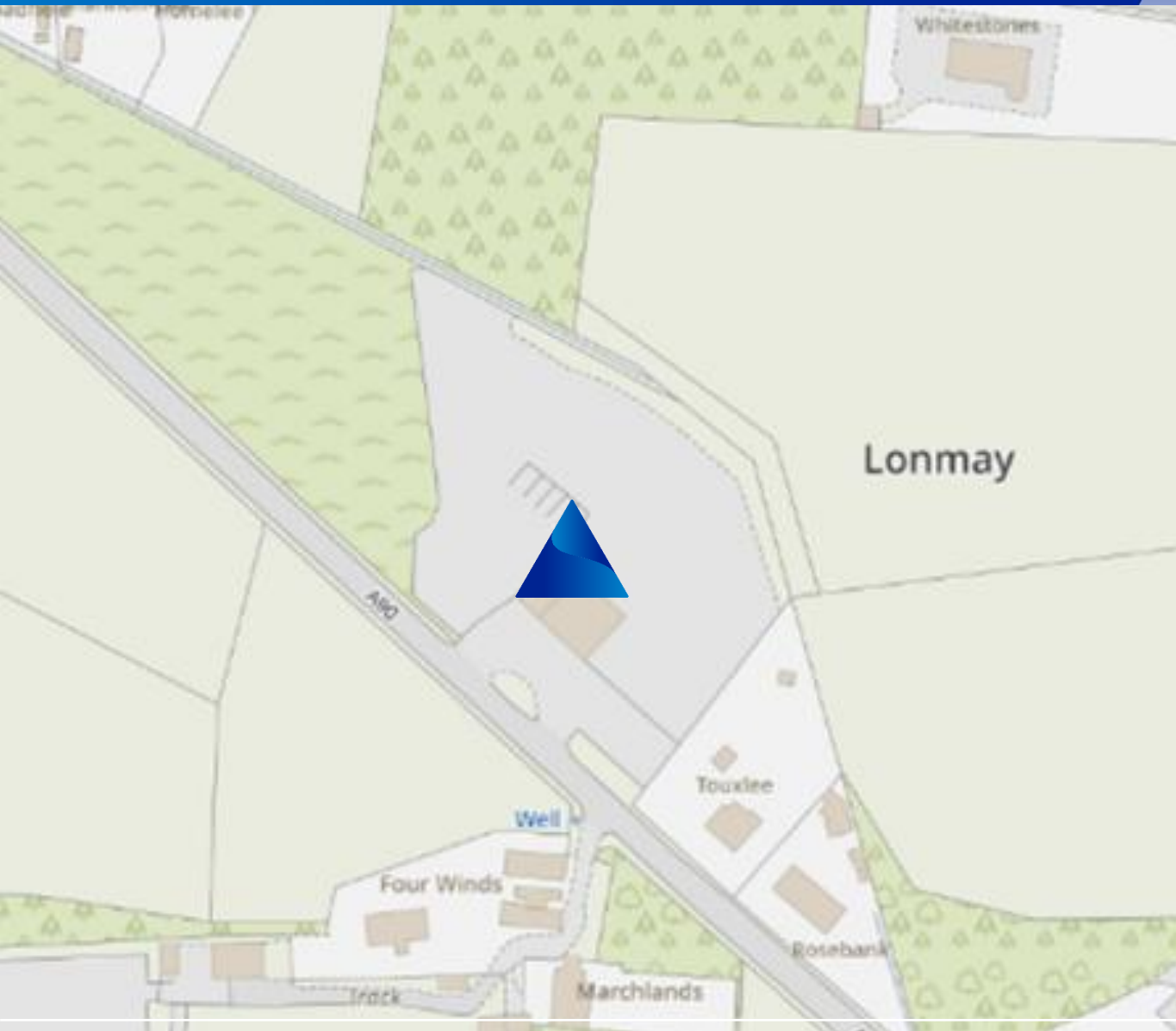
CONTACT: James Morrison james.morrison@shepherd.co.uk | 01224 202836 | **shepherd.co.uk**





Location

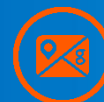
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The subjects are located within the village of Lonmay which lies approx. 6.5 miles to the south of Fraserburgh and approx.. 11.5 miles north west of Peterhead on the A90. The property itself is located on the east side of Lonmay on a prominent roadside location.



Secure yard on prominent
roadside location



FIND ON GOOGLE MAPS



Description

The yard has predominately been laid in hardcore and measures approx. 1.32 acres which has been measured from online mapping software.

The yard area is highlighted blue with the green area having already been let.

Rental

A rental of £10,000pa for the entire site is sought however the site can be let in part on the following basis:

The areas out with the demised areas as highlighted in green and blue on the plan opposite will be common with each party being responsible for the upkeep/maintenance on a 50/50 basis subject to use

Lease Terms

The premises are available on the basis of a new lease of negotiable duration.

Any medium to long term lease durations will be subject to upward only rent review provisions.

Rateable Value

The subjects are currently entered into the Valuation Roll as part of a larger entry and will require to be re-assessed upon occupation.



VAT

We have been advised the property has not been opted to tax and as such VAT will not be payable on the rent.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

The incoming purchaser/tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

Get in Touch

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



James Morrison

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Shepherd Chartered Surveyors

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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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