

FOR SALE

(WITH VACANT POSSESSION)

INDUSTRIAL / TRADE COUNTER
WAREHOUSE UNIT

POPULAR INDUSTRIAL LOCATION

EASY ACCESS TO TRUNK ROADS

FLOOR AREA: 729.29 m² | 7,850 ft²

SITE AREA: 0.726 ACRES

SECURE YARD WITH CONCRETE &
TARMAC SURFACING

HERITABLE TITLE (EQUIVALENT TO
ENGLISH FREEHOLD)

OFFERS OVER: £150,000
(LOW CAPITAL RATE OF £19 PSF)



WHAT 3 WORDS



VIRTUAL TOUR

FORMER TRAVIS PERKINS WOODLANDS INDUSTRIAL ESTATE, GRANTOWN-ON-SPEY, PH26 3NA

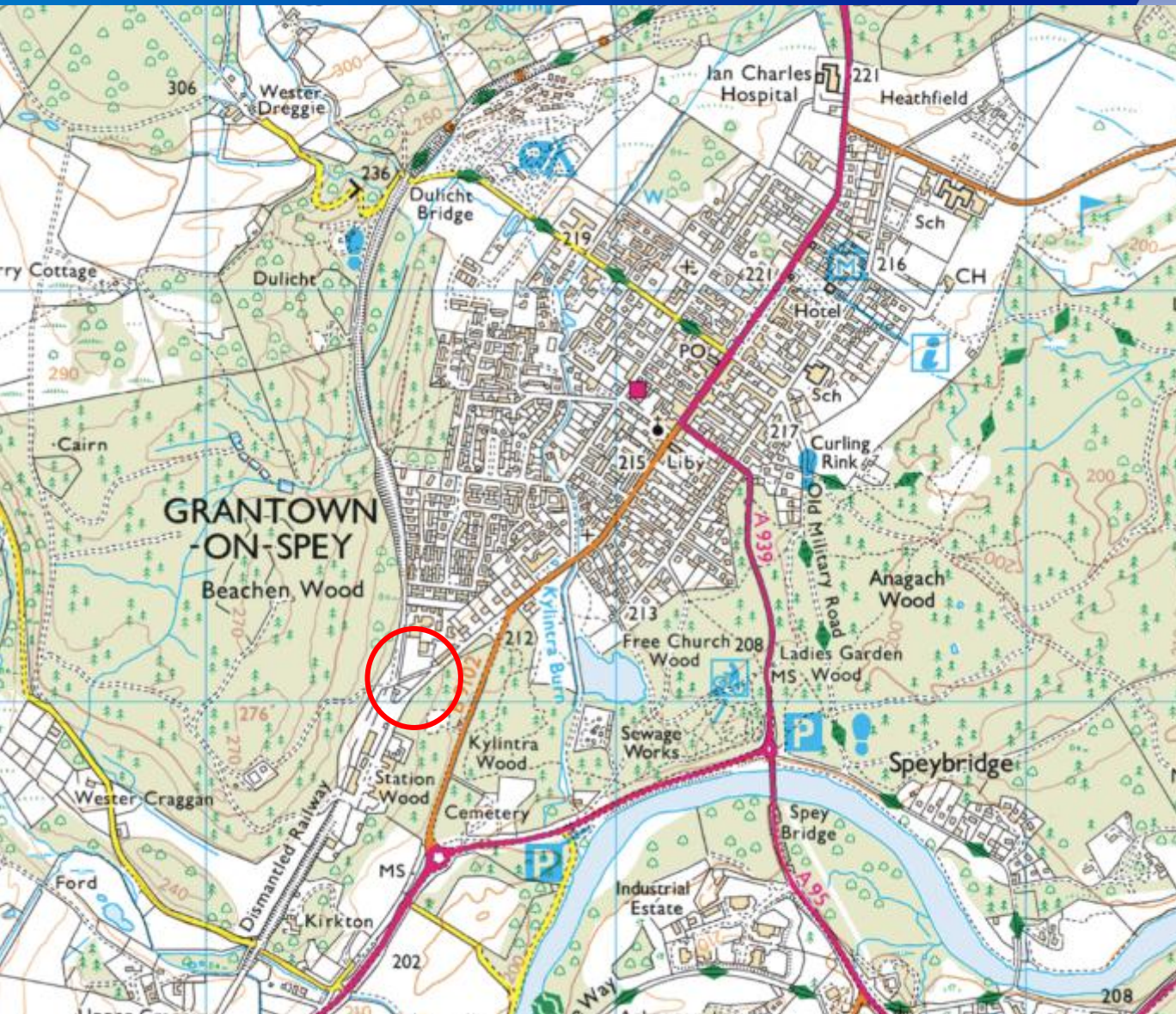
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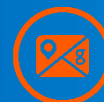
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Rare opportunity to acquire a substantial industrial unit in a popular location.



FIND ON GOOGLE MAPS

LOCATION

Granttown-on-Spey is a picturesque town located in the Highland Council Area of Scotland, historically associated with the county of Moray, it has an approximate population of 2,510. Positioned adjacent to the River Spey, it lies at the northern boundary of the Cairngorm Mountains, approximately 20 miles southeast of Inverness and 35 miles southwest of Elgin.

Woodlands Industrial Estate is strategically located at the southern entrance to Granttown-on-Spey, offering convenient connectivity to key transport routes. It provides direct access to the A95, which links efficiently with the A9 - a major north-south artery through the Highlands - as well as the A96 toward Elgin and the Moray coast. Surrounding occupiers are in similar commercial/industrial usage.

DESCRIPTION

The property comprises a standalone steel portal frame warehouse with profile metal sheet cladding and an eaves height of approximately 5.20m. Adjoining the warehouse is a brick/roughcast rendered sales and office building with a pitched, metal-clad roof, along with a small flat-roofed blockwork extension. This section has a Reinforced Autoclaved Aerated Concrete (RAAC) roof deck, which is spalling in part. An engineer's report can be made available to seriously interested parties upon request.

Internally, the warehouse features solid flooring and exposed metal sheet finishes, while the office and staff areas are finished with a mix of tiling and carpeting. Natural light is provided via single-glazed, metal-framed windows, with fluorescent lighting throughout. The accommodation includes a warehouse, offices, sales area, stores, staff canteen, and WCs. The site extends to approximately 0.726 acres (0.294 hectares) and includes a parking area on Woodlands Terrace, as well as a yard to the west, surfaced in concrete and tarmac and enclosed by post-and-wire and chain-link fencing.

FLOOR AREA

The gross internal area extends to approximately 729.29 sq m (7,850 sq ft).



SERVICES

Mains water and electricity. Drainage is to the public sewer system.

RATEABLE VALUE

The property is listed on the Assessor's Valuation Roll as follows:-

Warehouse (Commercial) – NAV/RV £21,500

PLANNING

Suitable for: Class 4 (Business), Class 5 (General Industrial), Class 6 (Storage or Distribution) and Trade Counter uses.

EPC

The Energy Performance Certificate and Recommendation Report will be made available to interested parties on request.

TENURE

Assumed Heritable (Scottish equivalent of English Freehold).

SALE TERMS

We are seeking **offers over £150,000 (One Hundred and Fifty Thousand Pounds) exclusive of VAT** for the sale of our client's Heritable interest with the benefit of vacant possession.

VAT

The subjects have been opted to tax, and as such, VAT will be payable on the purchase price.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with any transaction.

In the normal manner, the purchaser will be responsible for LBTT, Registration Dues and VAT thereon. VAT will apply to any transaction.

ENTRY

Early entry is available, subject to conclusion of Missives.







Get in Touch

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



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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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