

**TO LET /  
MAY SELL**

**3 NEW BUILD  
INDUSTRIAL UNITS**

Size – from 88.9 sqm ( 957 sqft) to  
268.90 sqm (2.893 sqft)

Rent from £800 per month per  
unit

Immediate entry available

100% rates relief available via  
New and Improved Property  
Relief for 12 months

Price - £135,000 per unit



WHAT 3 WORDS

**BUCHAN BRAES BUSINESS PARK, STATION AVENUE, BODDAM,  
PETERHEAD, AB42 3AR**

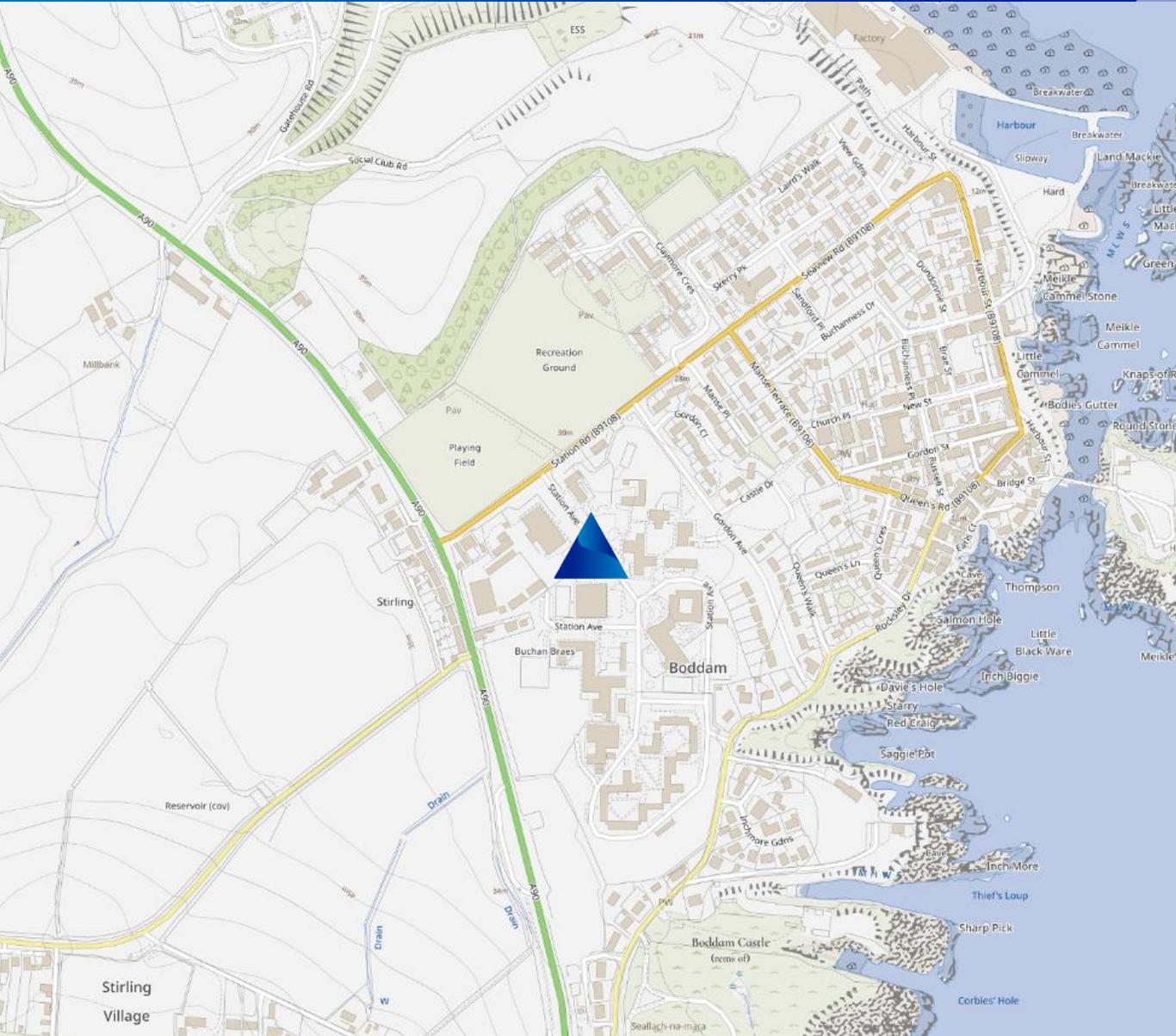
**CONTACT:** James Morrison [j.morrison@shepherd.co.uk](mailto:j.morrison@shepherd.co.uk) | 01224 202800 | [shepherd.co.uk](http://shepherd.co.uk)  
Jonathan Nesbitt [jonathan.nesbitt@fgburnett.co.uk](mailto:jonathan.nesbitt@fgburnett.co.uk) | 01224 597531 | [fgburnett.co.uk](http://fgburnett.co.uk)  
Adam Martin [adam.martin@fgburnett.co.uk](mailto:adam.martin@fgburnett.co.uk) | 01224 597527 | [fgburnett.co.uk](http://fgburnett.co.uk)





# Location

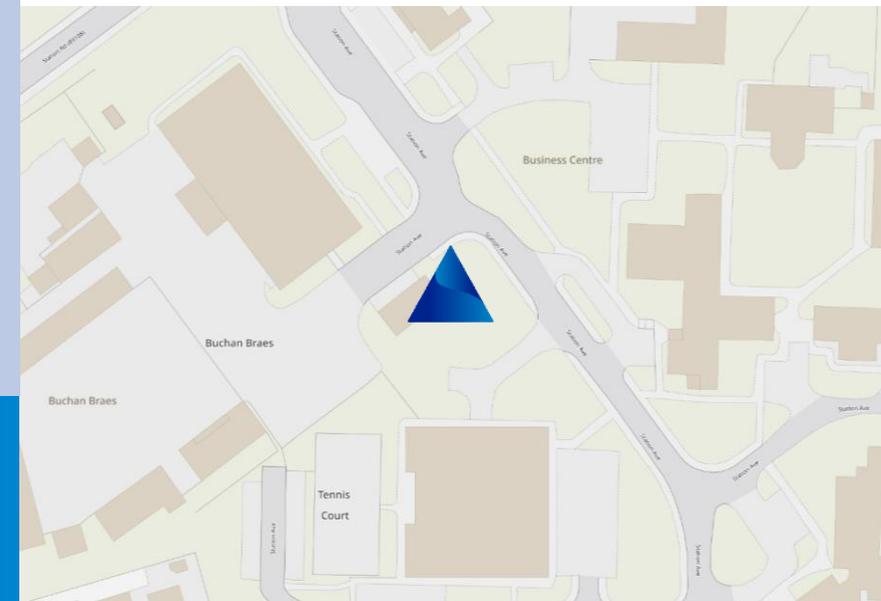
BUCHAN BRAES BUSINESS PARK, STATION AVENUE, BODDAM, PETERHEAD, AB42 3AR



The subjects are situated in Buchan Braes Business Park on a prominent position on Station Avenue and less than 250 metres from the A90 via Station Road (B9108).

Boddam is a small commuter village situated 3 miles south of Peterhead and benefits from access directly off the A96 trunk road therefore providing excellent trunk road connectivity to Peterhead and Aberdeen.

Surrounding occupiers include the Buchan Braes Hotel, Loopty Lou's Soft Play Centre and Infinity Gym, Happitots Nursery, M&K Motors and Thistle Seafoods.



New Build Industrial Units



FIND ON GOOGLE MAPS



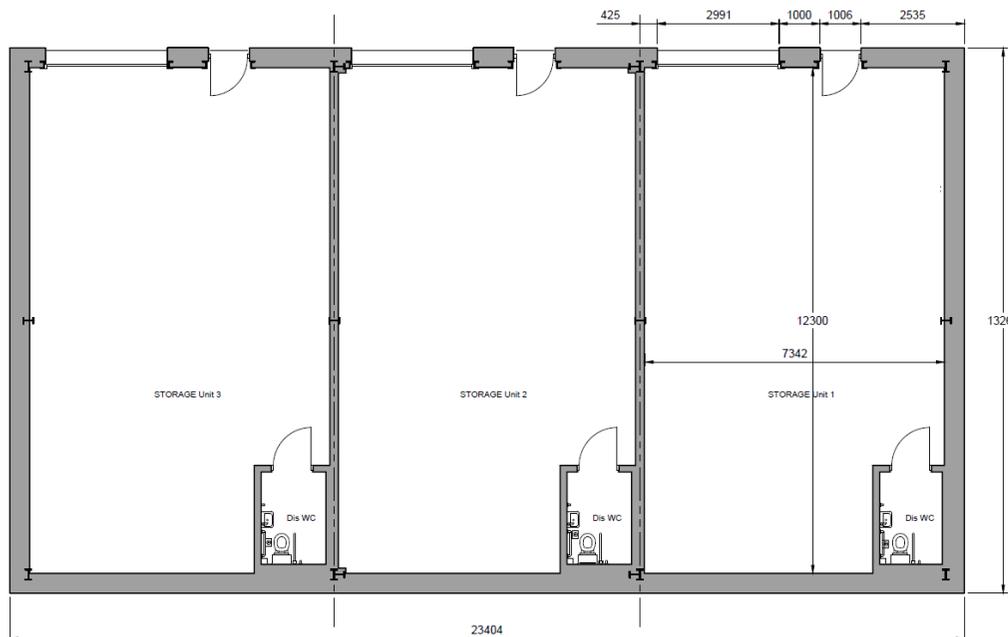
# Description

BUCHAN BRAES BUSINESS PARK, STATION AVENUE, BODDAM, PETERHEAD, AB42 3AR



The subjects will comprise a terrace of three new build industrial distribution units. The terrace will have light grey metal profile insulated clad roofs and walls. Each unit will have the following specification:-

- Fully Insulated Unit
- Aluminum frames double glazed windows and doors
- Up and over roller shutter door
- LED lighting
- Internal eaves height of approx. 5 meters
- Two dedicated car parking spaces to the front, plus 1 disabled parking bay
- Shared loading bay and visitor spaces to the rear



	m <sup>2</sup>	ft <sup>2</sup>
<b>Unit A</b>	90.0	968
<b>Unit B</b>	88.9	957
<b>Unit C</b>	90.0	968
<b>TOTAL</b>	<b>268.90</b>	<b>2,893</b>

The subjects have been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and the following Gross Internal Areas derived.



## Rental

£9,600 per annum per unit exclusive of VAT.

## Lease Terms

The units are offered on new full repairing and insuring leases.

## Entry

Upon conclusion of legal missives.

## Price

£135,000 per unit exclusive of VAT is sought for our client's interest in the premises.

## Rateable Value

The units will require to be assessed upon completion and an estimate can be provided.

We envisage the units being eligible for Small Business Bonus Scheme rates relief, subject to the occupier satisfying certain criteria.

## New and Improved Property Relief

We believe the property will qualify for 12 months rates relief via the New and Improved Property Relief Scheme and further information can be found here -

<https://www.aberdeenshire.gov.uk/business/business-rates/reductions-and-relief-schemes/new-and-improved-property-relief/>

## Service Charge

A small service charge will be payable for the common areas.

An estimate can be provided.

## Energy Performance Certificate

The units will require to be assessed for an EPC at completion.

## VAT

VAT will be payable in addition to the monies due under a lease of the premises.

## Legal Costs

Each party will bear their own legal costs incurred in the transaction. The occupier will be responsible for any LBTT and Registration dues.

## Viewings & Offers

All offers should be submitted in writing to the joint agents.

## Get in Touch



**James Morrison**

[j.morrison@shepherd.co.uk](mailto:j.morrison@shepherd.co.uk)

**Shepherd Chartered Surveyors**

35 Queens Road, Aberdeen, AB15 4ZN

t: 01224 202800



**Jonathan Nesbitt**

[jonathan.nesbitt@fgburnett.co.uk](mailto:jonathan.nesbitt@fgburnett.co.uk)



**Adam Martin**

[adam.martin@fgburnett.co.uk](mailto:adam.martin@fgburnett.co.uk)

**FG Burnett**

33 Albyn Place, Aberdeen, AB10 1YL

t: 01224 572661



### 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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