

**FOR SALE /
MAY LET**

INDUSTRIAL UNIT

**Gross Internal Area –
887.24 sqm (9,550 sqft)**

**Concrete Yard – 809sqm
(8,707sqft)**

**Hardcore Yard – 453sqm
(4,876 sqft)**

Price – £400,000

Rental – upon application



WHAT 3 WORDS

WORKSHOP, MAINS OF CAIRNORRIE, METHLICK, AB41 7DA

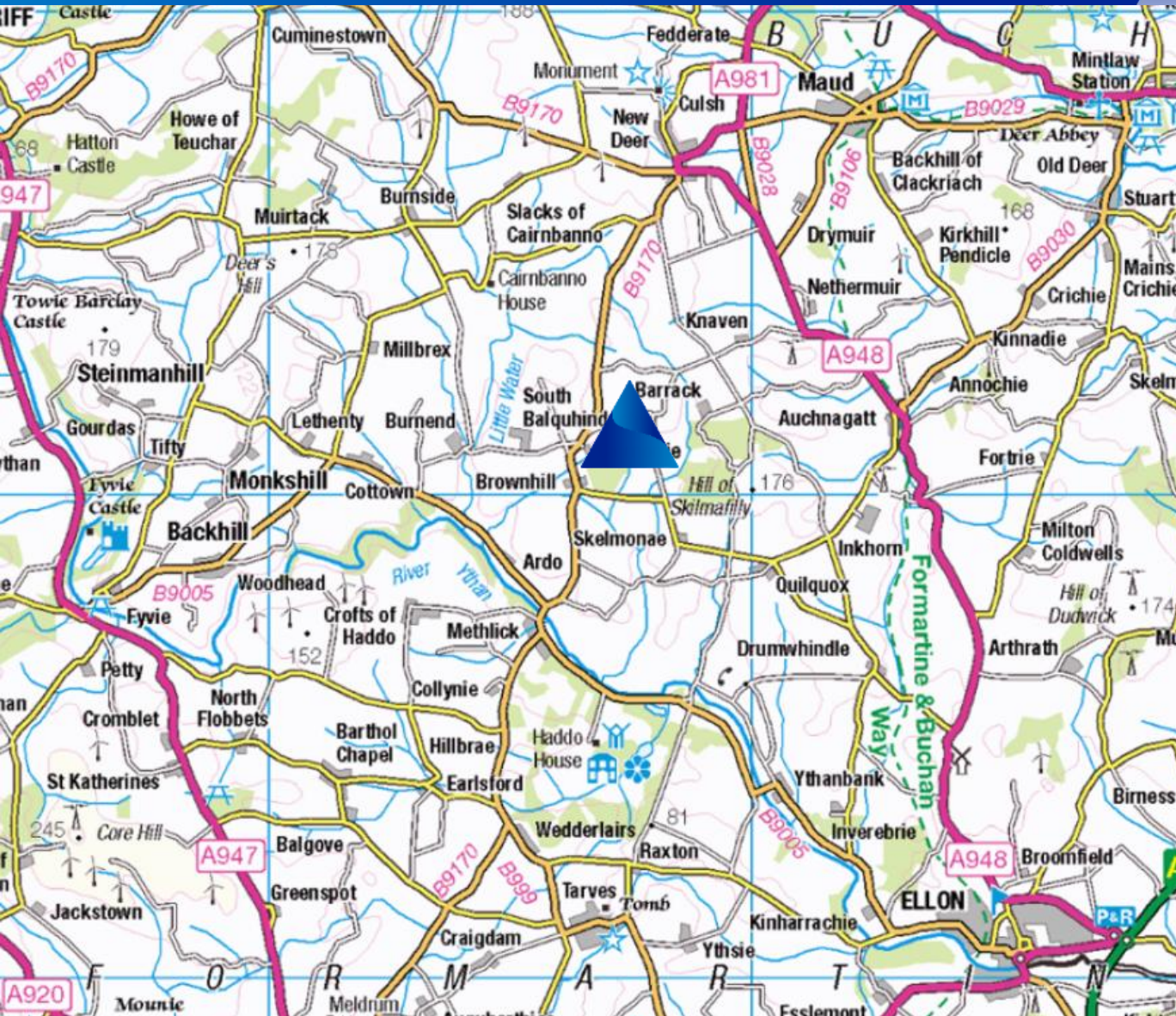
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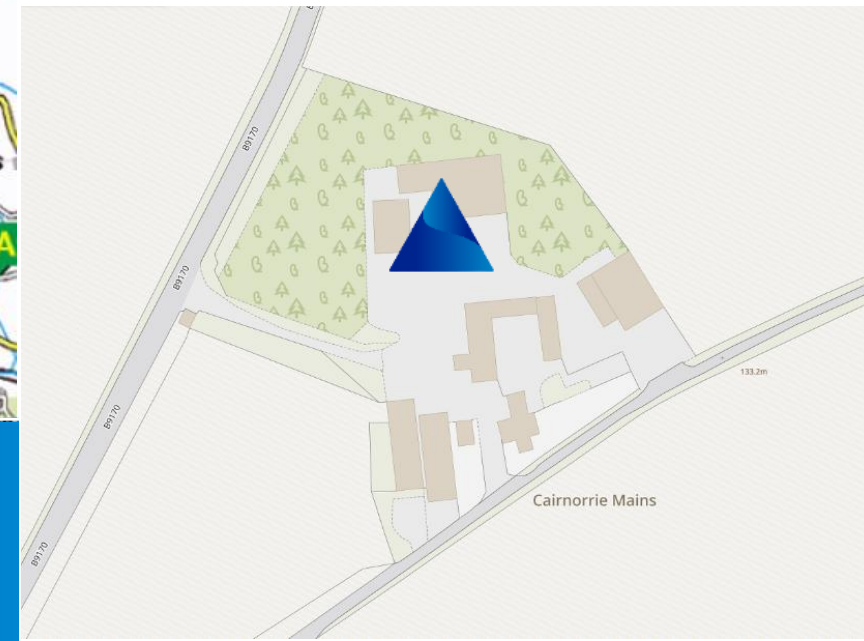
Location

WORKSHOP, MAINS OF CAIRNORRIE, METHLICK,
AB41 7DA

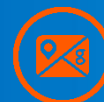


The subjects lie a short distance to the north of the village of Methlick, which is located approximately 23 miles north west of the city of Aberdeen. Methlick itself is a small settlement, which provides only limited facilities, however all main services and amenities can be found in the town of Ellon, which lies approximately 9 miles to the south east.

The property itself lies approximately 3 miles to the north of the village of Methlick, accessed directly from the B9170 roadway via a tarmac surfaced drive. The subjects occupy a rural location with primarily farmland surrounding, albeit there are a number of residential dwellings also in the vicinity.



Industrial unit with offices and
yard accommodation



FIND ON GOOGLE MAPS



Description

WORKSHOP, MAINS OF CAIRNORRIE, METHLICK,
AB41 7DA



The subjects comprises of two workshops and ancillary office and staff accommodation over two floors and is laid out in f three distinctive parts, all of which are of steel portal frame construction with metal sheet clad roofs over incorporating translucent panels.

Workshop 1, as well as the section comprising the office and ancillary space, have block work walls to dado height, which have been externally harled, and are metal sheet clad above. Workshop 2 has full height metal sheet clad walls.

Access to the subjects is taken via a centrally located pedestrian entrance doorway into the office space, or alternatively via an electrically operated roller shutter door within the front elevation of workshop 1, or via a sliding vehicular access door within workshop 2.

Windows throughout the building are uPVC framed and double glazed, whilst rainwater goods are of uPVC design. To the front, there is a fully drained concrete surfaced yard/parking area.

ACCOMMODATION	m ²	ft ²
Workshop 1	474.33	5,106
Workshop 2	206.73	2,225
Mezzanine	22.77	245
Office	100.69	1,084
Staff/storage	82.72	890
TOTAL	887.24	9,550

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).



Yard

The subjects benefit from a concrete and hardcore yard which have been measured using online mapping software:

ACCOMMODATION	m ²	ft ²
Concrete Yard	809	8,707
Hardcore Yard	453	4,876

Price

£400,000 exclusive of VAT

Rental

Upon application

Lease Terms

Our clients would be seeking to lease the premises for a minimum of 5 years on full repairing and insuring terms. Any longer term lease durations will be subject to upward only rent review provisions.

Rateable Value

The subjects are currently entered into the Valuation Roll at a Rateable Value of £22,000.

An incoming occupier would have the opportunity to appeal this Rateable Value.

Energy Performance Certificate

The subjects have an EPC Rating of B.

A full report can be provided upon request.

VAT

All figures quoted are exclusive of VAT at the prevailing rate.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction. The incoming purchaser 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:



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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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