

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

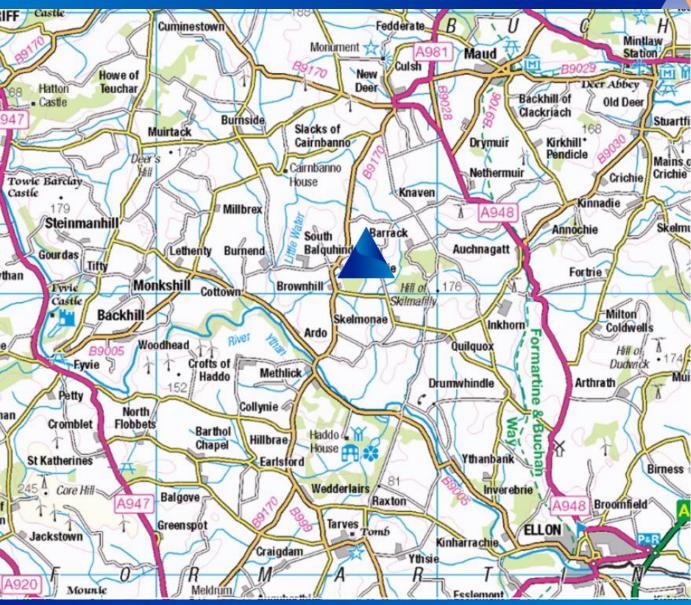


WORKSHOP, MAINS OF CAIRNORRIE, METHLICK, AB41 7DA

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Industrial unit with offices and yard accommodation



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 tarmacadam surfaced drive. The subjects occupy a rural location with primarily farmland surrounding, albeit there are a number of residential dwellings also in the vicinity.











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	m²	ft²
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	m²	ft²
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 ingoing 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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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. PUBLICATION DATE October 2025