

# TO LET – DUE TO RETIREMENT

## FULLY FITTED GARAGE

Located within an established  
industrial location

Rental - £30,000 per annum

Premium – Offers invited

Gross Internal Area – 394.289  
sqm (4,244 sqft)



FIND ON GOOGLE MAPS

**KIRKHILL AUTO SERVICES, 17 KIRKHILL PLACE, DYCE, AB21 OGU**

**CONTACT: James Morrison** james.morrison@shepherd.co.uk | 01224 202800 | **shepherd.co.uk**

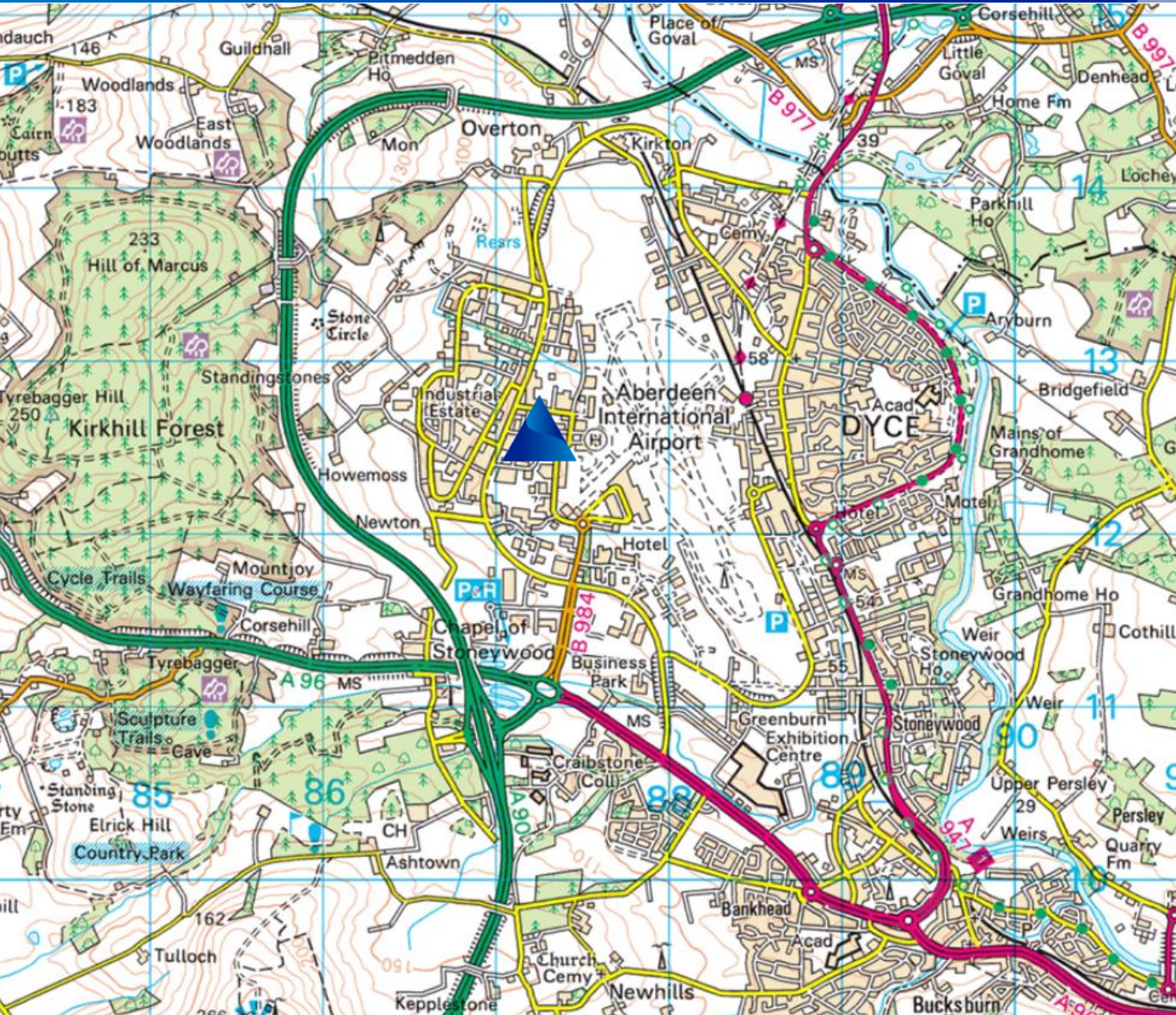






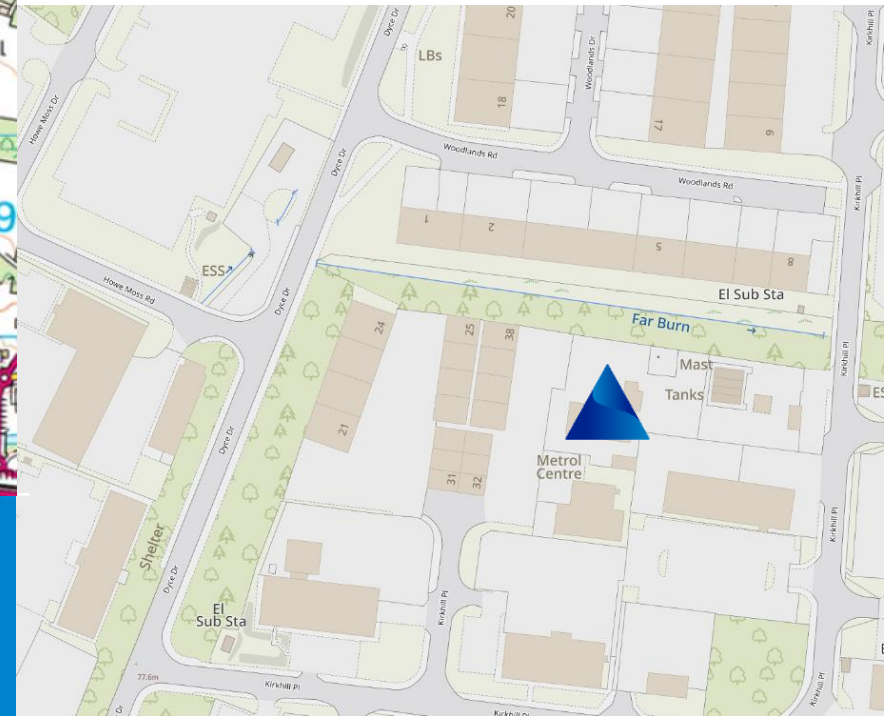
## Location

KIRKHILL AUTO SERVICES, 17 KIRKHILL PLACE,  
DYCE, AB21 0GU



The subjects are located on Kirkhill Place within Kirkhill Industrial Park in the Dyce area of Aberdeen.

The unit is situated in close proximity to Aberdeen International Airport Heliport and is approximately 7 miles north west of Aberdeen City Centre. The property also benefits from being in close proximity to the AWPR and therefore provides rapid access to the north and south of the city.



Long established garage business to let





# Description

KIRKHILL AUTO SERVICES, 17 KIRKHILL PLACE,  
DYCE, AB21 OGU



The subjects comprise of a detached industrial unit of steel portal frame construction with a pitched roof over clad in insulated profile metal sheeting incorporating translucent roof panels. The walls are blockwork and have been harled externally.

Internally, the space within the workshop has been laid out for its purposes as a car garage with 5 ramps each of which benefit from their own electric roller shutter door measuring 3.0M wide by 3.08 M high along with an MOT test bay which also has its own electric roller shutter door of similar size. Modern overhead gas heating. At the front of the unit is a reception with waiting area along with W.C. facilities for staff and customers.

Attached to the workshop is a two-storey building which has been harled externally with a profile metal sheet roof over and has been laid out to provide a spray booth and staff kitchen at ground floor with the first floor providing office accommodation accessed via an external stair.

Externally, there is a large car park area which has been laid primarily in tarmac.

## Accommodation

	m <sup>2</sup>	ft <sup>2</sup>
<b>Ground Floor</b>		
Workshop, reception, kitchen, spray booth	335.41	3,610
<b>First Floor</b>		
offices, w/c, kitchenette	58.87	634
<b>TOTAL</b>		

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).



## The business

Kirkhill Auto Services was established in 1982 and have MOT Testing, Service & Repairs along with a range of automotive services.

## Premium

Our client is seeking offers for the benefit of the property being fully fitted and ready for immediate operation of the business.

Accounts can be provided to seriously interested parties via their legal representative or Solicitor.

## Lease Terms

The property is offered on a new full repairing and insuring lease for a period to be negotiated.

## Rental

£30,000 per annum, exclusive.

## Lease Terms

The property is offered on a new full repairing and insuring lease for a period to be negotiated.

## Energy Performance Certificate

Available upon request.

## Entry

Immediately upon completion of legal formalities.

## VAT

All figures quoted are exclusive of Value Added Tax.

## Rateable Value

The subjects are currently entered in the Valuation Roll under two entries at a Rateable Value of £29,250 and £6,500.

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

## Legal Costs

Each party will be responsible for their own legal costs in connection with the transaction with the ingoing tenant liable for LBTT and registration dues in the normal manner.

## Offers & Viewings

All offers should be submitted in writing to the agent who will also make arrangements to view on a strictly by appointment basis.

## Get in Touch

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



**James Morrison**

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

## Shepherd Chartered Surveyors

35 Queens Road, Aberdeen, AB15 4ZN

t: 01224 202800



## 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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