

FOR SALE

INDUSTRIAL UNIT

**Ground Floor – 155.15 sqm
(1,670 sqft)**

First Floor – 82.31 sqm (886 sqft)

Previously used for food production

Price – offers in excess of £50,000



FIND ON GOOGLE MAPS

3 CROMBIE ROAD, ABERDEEN, AB11 9QQ

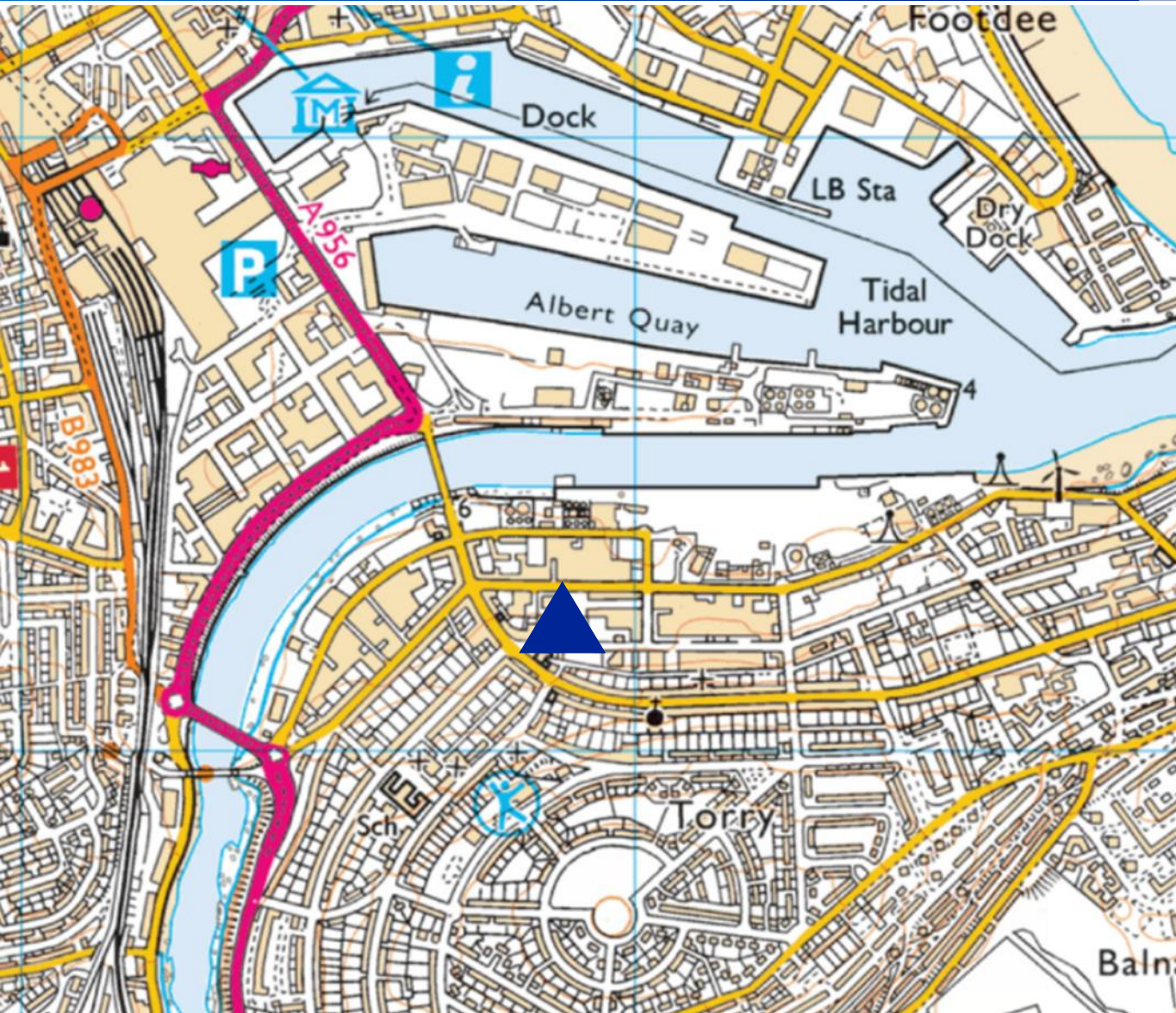
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Location

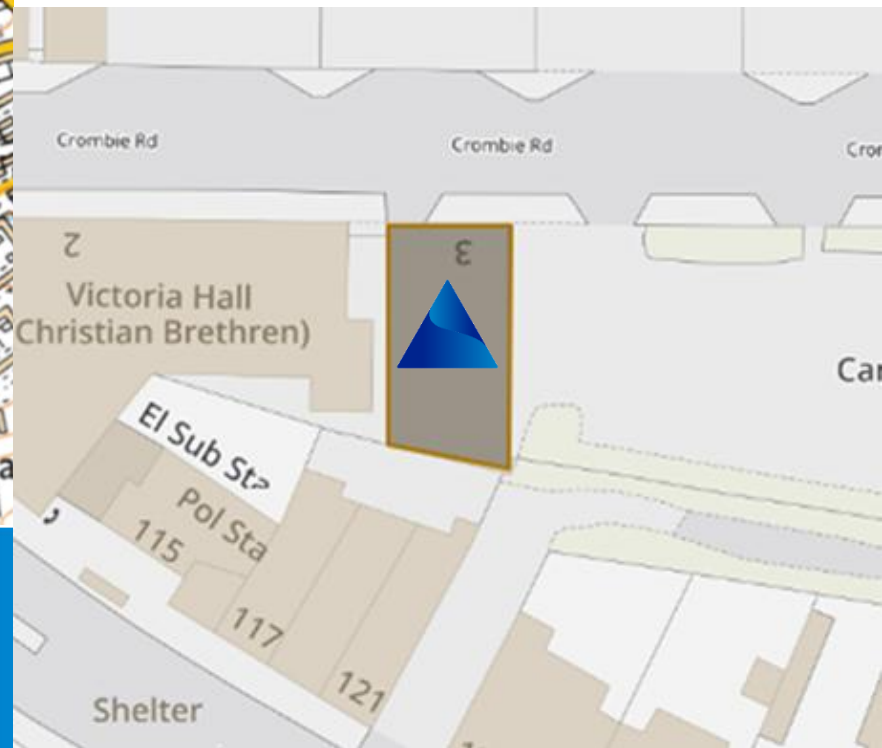
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The subjects are located on the south side of Crombie Road close to its junction with Victoria Road within a mixed industrial, commercial and residential location to the immediate south of Aberdeen city centre.

Crombie Road is just a short distance from Wellington Road (A956), a main arterial route providing access to the wider trunk road network, including the A90 and the Aberdeen Western Peripheral Route (AWPR).

This ensures good connectivity to both the north and south of the city, as well as regional and national transport routes.



Detached industrial unit over ground and first floor



Description

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The unit comprises a detached unit on the south side of the Crombie Road. It is of one and a half storey design and is clad in a mix of rendered blockwork and insulated composite panels.

The roof over is pitched and clad in insulated composite panels. To the side is a lean to extension of similar construction.

Internally the space provides a layout specific to the previous usage as a butchery on the ground floor with the first floor being used as staff welfare along with offices and is of a cellular layout.

At ground floor, the floors are concrete and walls/ceilings primarily of insulated wipe down panels with the first floor having a suspended timber floor overlaid in a mixture of finished.

The unit has a small courtyard area to the front of the unit.



Accommodation

The unit provides the following accommodation which has been measured on a gross internal area basis in accordance with the RICS Code of Measuring Practice.

	m ²	ft ²
Ground Floor	155.15	1,670
First Floor	82.31	886
TOTAL	237.46	2,556

Rateable Value

The subjects are currently entered in the Valuation Roll at a Rateable Value of £9,800pa. Qualifying purchasers may be entitled to 100% small business rates relief and should make their own enquiries with the local authority.

Equipment & Stock

The equipment and stock within the property is available by separate negotiation.

Price

Offers in excess of £50,000 are invited.

Energy Performance Certificate

Available upon request.

Entry

Immediate upon completion of legal formalities.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction. The incoming tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

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

VAT

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

Get in Touch

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



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Shepherd Chartered Surveyors

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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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