

FOR SALE

SUBJECT TO GROUND LEASE

INDUSTRIAL UNIT

Gross Internal Area – 1,239.49 sqm
(13,342 sqft)

Subject to ground lease at £18,160pa
expiring 28/05/2088

Previously used for cold storage,
food production & dry stores

Price – offers in excess of £200,000



FIND ON GOOGLE MAPS

11 & 15 CROMBIE ROAD, ABERDEEN, AB11 9QQ

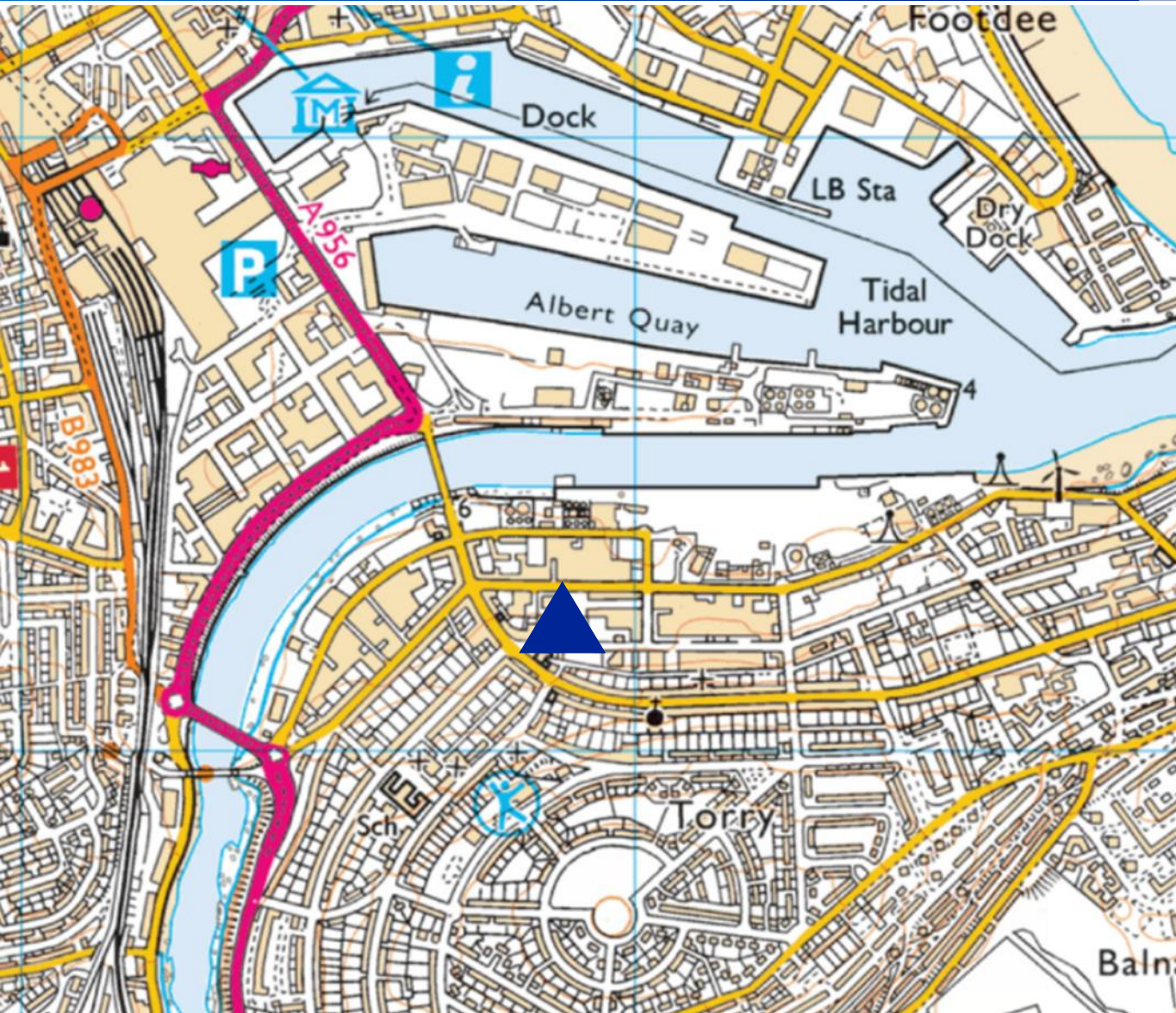
CONTACT: James Morrison | james.morrison@shepherd.co.uk
James Cavanagh | james.cavanagh@shepherd.co.uk | 01224 202 800 | shepherd.co.uk





Location

11-15 CROMBIE ROAD, ABERDEEN,
AB11 9QQ



The subjects are located on the north 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.



Industrial units over ground and first floor with cold store



Description

11-15 CROMBIE ROAD, ABERDEEN,
AB11 9QQ



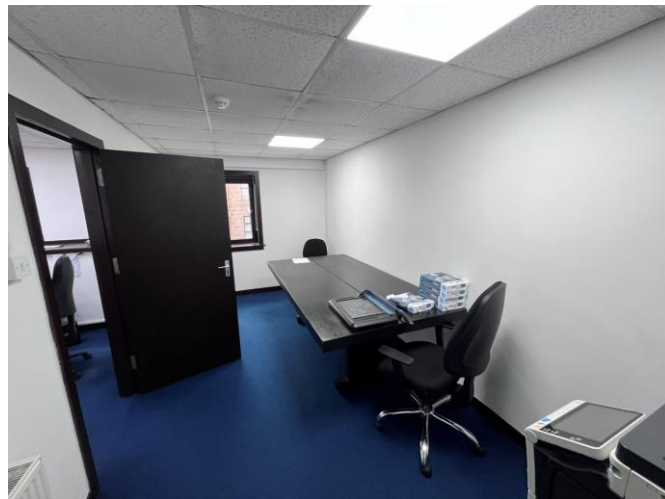
11 Crombie Road

Steel portal frame constructed industrial unit which has been clad externally in a mix of rendered blockwork and insulated composite panelling with a shallow pitched and insulated composite clad roof over.

The largest part of the ground floor space comprises a full height dry storage warehouse with an eaves of circa 4.6 metres. It has concrete floors and walls open to the inside face of the cladding. Off this are several additional storage spaces and a number of walk in chiller/cold store units.

Adjacent to this, the remaining ground floor space provides a basic fish processing area which has low ceilings and walls/ceilings clad in wipe down insulated panelling. To the front are WC and kitchen facilities.

A concrete stair gives access to the first floor which provides a mix of large and small cellular offices together with storage facilities.



15 Crombie Road

Steel portal frame constructed industrial unit which as been clad externally in a mix of rendered blockwork and insulated composite panelling with a shallow pitched and insulated composite clad roof over.

The largest part of the ground floor space comprises a full height deep freeze store with walls and ceilings clad in wipe down cladding. The remaining ground floor provides a further cold store area and WC facilities.

A concrete stair gives access to the first floor which provides a number of smaller rooms together with a larger open plan office together with a kitchen and WC facilities.



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.

| 11 Crombie Road | SQM | SQFT |
|-----------------|--------|-------|
| Workshop | 445.74 | 4,798 |
| Fish Processing | 130.71 | 1,407 |
| Staff | 29.36 | 316 |
| First Floor | 96.06 | 1,034 |

| 15 Crombie Road | SQM | SQFT |
|-----------------|--------|-------|
| Cold Stores | 377.74 | 4,066 |
| Staff | 35.95 | 387 |
| Stores | 32.14 | 346 |
| First Floor | 91.79 | 988 |

Ground Lease

The subjects are held by way of 2 ground leases. 11 Crombie Road has a passing rent of £10,350pa and 15 Crombie Road at a passing rent of £7,810pa. Both have a rent review on the 28/05/2025 with an expiry of 28/05/2088. Further details available upon request.

VAT

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

Rateable Value

The subjects are currently entered in the Valuation Roll at a Rateable Value of £96,000pa.

Price

Offers in excess of £200,000 are invited.

Equipment & Stock

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

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 purchaser 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

Get in Touch

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



James Morrison

james.morrison@shepherd.co.uk



James Cavanagh

james.cavanagh@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.

shepherd.co.uk