

TO LET

**WORKSHOP
PREMISES WITH
OFFICE**

**GROSS INTERNAL AREA –
590.41SQM (6,356 SQFT)**

RENTAL - £32,000 PER ANNUM

WITHIN POPULAR TOWN

**SEMI DETACHED, SINGLE
STOREY WORKSHOP**



WHAT 3 WORDS

SOUTH HARBOUR ROAD, FRASERBURGH, AB43 9TA

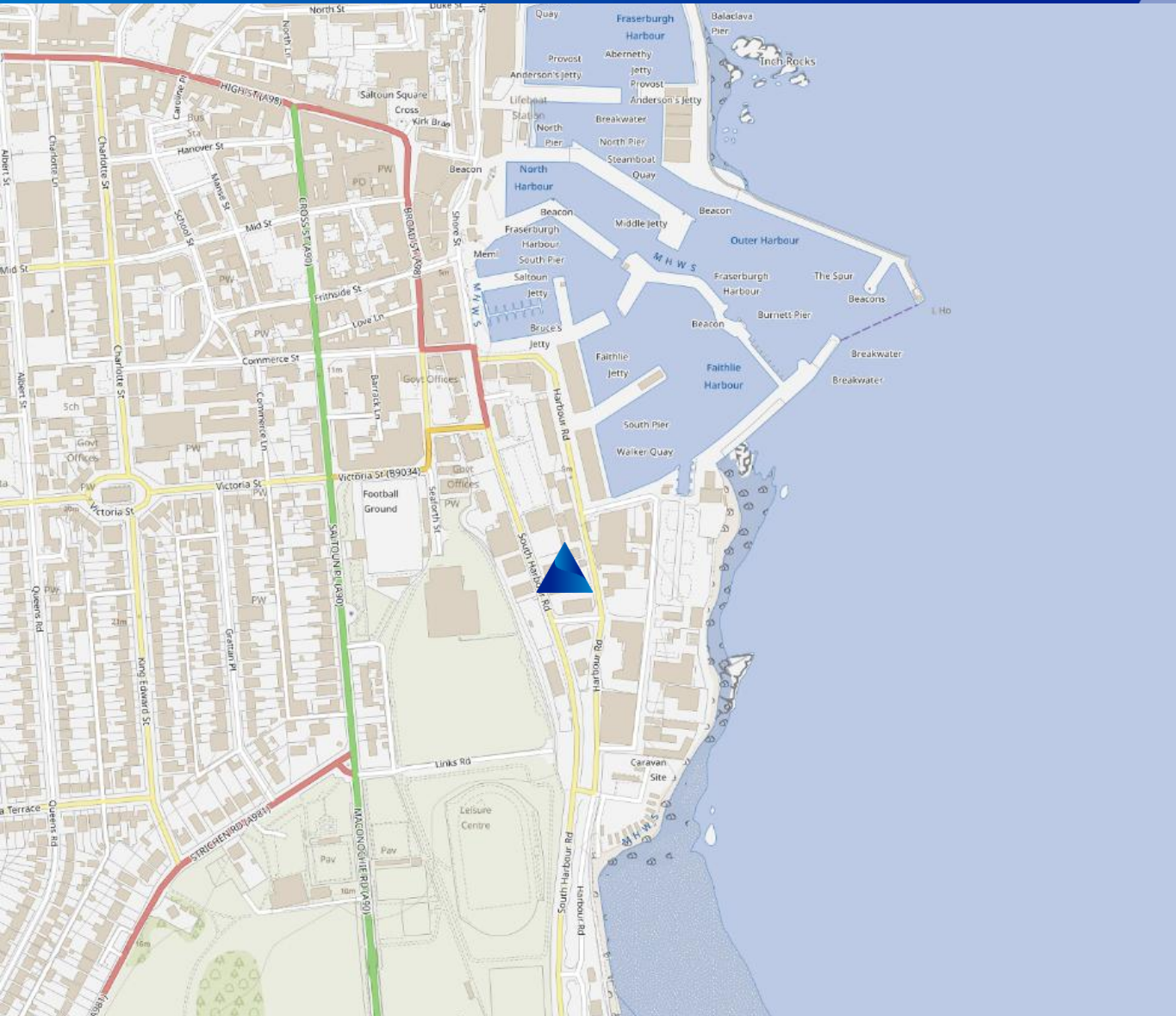
**CONTACT: James Morrison | james.morrison@shepherd.co.uk | 01224 202836 | shepherd.co.uk
Melanie Grant | melanie.grant@shepherd.co.uk | 01224 202 825**





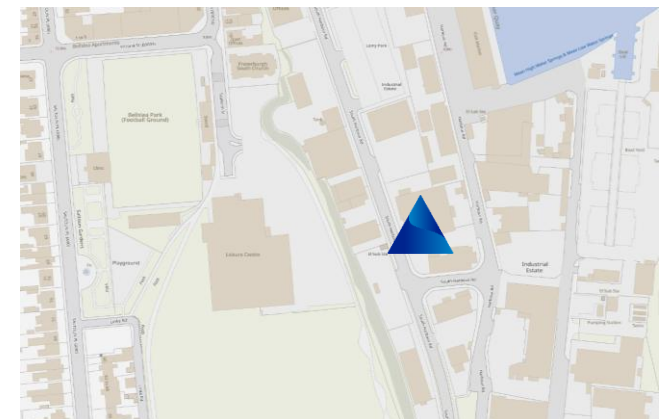
Location

SOUTH HARBOUR ROAD, FRASERBURGH, AB43 9TA



The subjects are located within the town of Fraserburgh, which is located approximately 42 miles north of Aberdeen. The subjects themselves are located on the east side of South Harbour Road, within Fraserburgh Harbour Industrial Estate.

Surrounding the subject is predominantly in commercial industrial use. Commercial occupiers in the vicinity include Howdens and Fraserburgh Freezing and Cold Storage Limited.



Workshop Premises with Office



FIND ON GOOGLE MAPS



Description

SOUTH HARBOUR ROAD, FRASERBURGH, AB43 9TA



The subjects comprise a semi-detached, single storey workshop premises. The building is of steel portal frame construction, with walls in-filled in blockwork and externally harled to circa two metres, with metal sheet cladding above and a pitched metal sheet roof over. The subjects have a concrete yard/parking area to the front, in which vehicular access to the subjects is provided via an electronic roller shutter door. A further roller shutter leads to the rear of the premises, which has a further yard space, surfaced in tarmac and secured by means of a metal fence and gate.

Internally, the subjects provide workshop accommodation on with ancillary staff/office space to the rear.

The workshop has a painted concrete floor, plastic panelled lined walls and ceilings, with artificial lighting provided via basic strip fitments. The staff/office area is predominantly finished in line with the workshop space, albeit has a lino floor covering throughout.

Accommodation

	m ²	ft ²
Workshop	487.60	5,249
Office/Staff	102.81	1,107
TOTAL	590.41	6,356

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).



Rental

£32,000 per annum,.

As is standard practice this will be payable quarterly in advance.

Lease Terms

The property is offered on a new full repairing and insuring lease for a period to be negotiated. Any medium to long term lease durations will be subject to upward only rent review provisions.

Rateable Value

The subjects are currently entered in the Valuation Roll at a Rateable Value of £30,250.

Entry

Immediately upon completion of legal formalities.

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

Energy Performance Certificate

The subjects have an EPC Rating of "B".

VAT

All figures quoted are exclusive of Value Added Tax.

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.



Get in Touch

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



James Morrison

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.

shepherd.co.uk