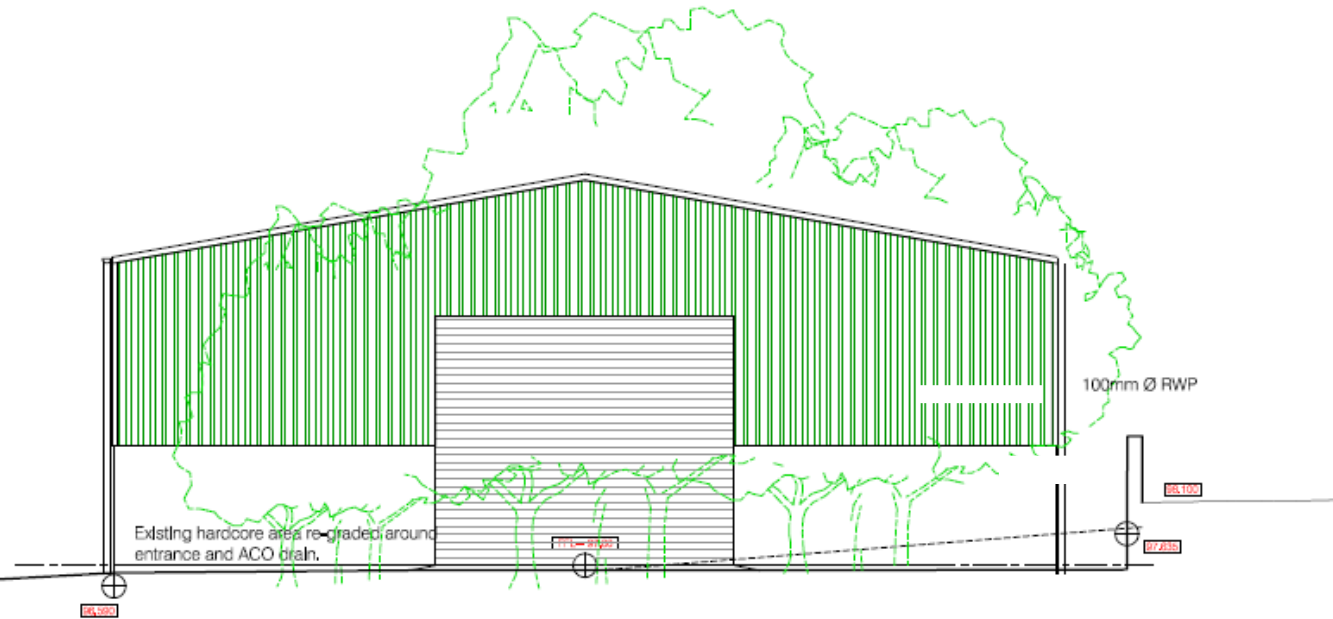


PROPOSED INDUSTRIAL UNIT

- > RENTAL – UPON APPLICATION
- > GROSS INTERNAL AREA – 788.64 SQM (8,488 SQFT)
- > ADDITIONAL YARD AVAILABLE
- > 100% RATES RELIEF MAY BE AVAILABLE

EXISTING SHED

EXISTING ACCESS TRACK



TO LET

STONEYHILL FARM, LONGHAVEN, PETERHEAD, AB42 0PR

CONTACT: Alistair Nicol, alistair.nicol@shepherd.co.uk, 01224 202800 www.shepherd.co.uk



LOCATION

The subjects are located approximately 26 miles north of Aberdeen, 6 miles south west of Peterhead and 3 miles north west of Longhaven. Access to the subjects is from the northern A90 turn off at Auchiries and can be found on the west side of the road along with a number of other commercial units on site.

DESCRIPTION

The proposed subject would be finished with pre-cast concrete panels with composite sheet cladding on the walls. The building design will match the adjacent building to the North on the site. There will be a vehicular access door on the East elevation with pedestrian doors located on the North and South elevations. The unit will have eaves height of 7.7m. The property will have three phase electricity. Fibre optic cabling is available on site.

PRICE

Upon application.

VAT

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

PLANNING

The building has been granted consent under Class 6 Use.

RATING

The subjects are currently entered into the Valuation Roll at a Rateable Value of £8,400.

Small Business Bonus Rates Relief of up to 100% may be available to qualifying occupiers and parties should contact the Local Authority as to their eligibility.

FURTHER INFORMATION

Further information on the planning approval can be found on the Aberdeenshire Council Website under reference number APP/2019/1592.

ENTRY DATE

On conclusion of legal formalities.

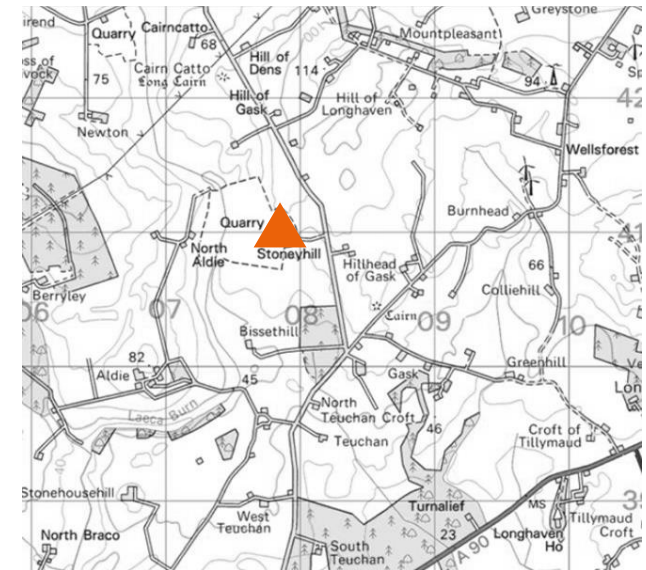
LEGAL COSTS

Each party will be responsible for their own legal costs incurred with the ingoing occupier being responsible for any Registration Dues and LBTT where applicable.

| ACCOMMODATION | SqM | SqFt |
|-----------------|--------|-------|
| Industrial Unit | 788.64 | 8,488 |

The above industrial unit area has been calculated from architects plans.

The additional yard area measures approximately 5,000 sqft. The yard area has been calculated using mapping software and is for indicative purposes.



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

Shepherd Chartered Surveyors 35 Queens Road, Aberdeen, AB15 4ZN, 01224 202800
 Alistair Nicol, alistair.nicol@shepherd.co.uk

www.shepherd.co.uk



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: DECEMBER 2019**