

## DETACHED INDUSTRIAL UNIT

- > GIA – 373.06SQM (4,016SQFT)
- > TOTAL SITE AREA APPROX.  
1,600SQM (17,222SQFT)
- > OFFERS IN EXCESS OF  
£70,000
- > POTENTIAL REDEVELOPMENT  
TO RESIDENTIAL SUBJECT TO  
PLANNING



# FOR SALE

**STORES, NORTH MAINS, PITMEDDEN, ELLON, AB41 7PN**

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**LOCATION**

The subjects are located to the north of Pitmedden which is situated approximately 15 miles north of Aberdeen and 6 miles to the west of Ellon.

The property itself is located just a short distance from the junction of the A920 and the B999 which is the main road through Pitmedden.

**DESCRIPTION**

The subjects are of a steel portal frame construction with a pitched roof over incorporating a number of translucent roof panels which provide natural light to the warehouse with a number of high bay sodium light fitments providing artificial lighting.

The walls have been clad in a mixture of cement asbestos and single skin profile metal sheeting with a blockwork work at the front elevation and at approx. 1M in height around the perimeter.

The flooring throughout is concrete and the building has an eaves height of approx. 3.23M.

Internally a portacabin has been installed which is utilised as an office and reception with a single wc being accessed directly off the warehouse space.

**ACCOMMODATION**

The subjects provide the following accommodation which have been measured on a gross internal area basis in accordance with the RICS Code of Measuring Practice 6<sup>th</sup> Edition.

| Accommodation | SQM    | SQFT  |
|---------------|--------|-------|
| Warehouse     | 373.06 | 4,016 |

**PRICE**

Offers in excess of £70,000 are invited

**SITE AREA**

The sites have been measured using online mapping software and are approximately 1,600sqm (17,222sqft).

**RATING**

The subjects are currently entered in the Valuation Roll at a Rateable Value of £5,800. An incoming occupier would have the opportunity to appeal the Rateable Value.

**REDEVELOPMENT POTENTIAL**

We believe the site may lend itself to residential redevelopment and as such any interested party should make their own enquires with the local planning authority to establish the suitability of their proposed scheme.

**EPC**

The subjects currently have an EPC Rating of D.

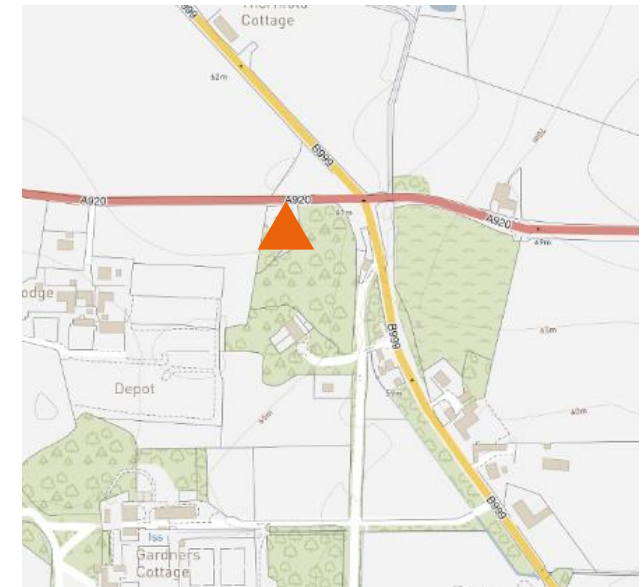
Further documentation can be provide on request.

**VIDEO TOUR**

For a video tour of the property [click here](#).

**VAT**

All figures quoted are exclusive of VAT.



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

**Shepherd Chartered Surveyors** 35 Queens Road, Aberdeen, AB15 4ZN

**CONTACT** James Morrison [james.morrison@shepherd.co.uk](mailto:james.morrison@shepherd.co.uk) | Tel: 01224 202 800 | [www.shepherd.co.uk](http://www.shepherd.co.uk)

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