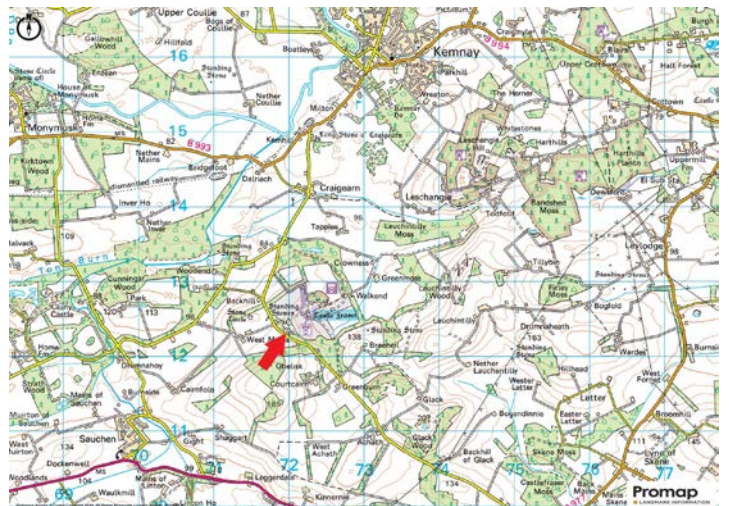




## Castle Fraser, Inverurie, Aberdeenshire AB51 7LD

- Well-proportioned workshop with yard
- Immediately available
- Competitive rent
- GIA — 719.2 sq.m (7,741 sq.ft) approx.
- May qualify for the Small Business Bonus Scheme





## LOCATION

The subjects are situated within the grounds of the 15th Century built Castle Fraser which is located on the B977, 3 miles South of Kemnay and 3.5 miles North West of Dunecht, Aberdeenshire. The property benefits from good transportation links and is within easy access of Aberdeen City Centre which lies approximately 16 miles East of the estate.

An exact location of the property is highlighted on the plan overleaf.

## DESCRIPTION

The subjects comprise two detached buildings:

### MAIN WORKSHOP

A single storey detached building with lean-to-side projection, constructed of concrete block, rendered externally, with concrete floor under a pitched roof incorporating translucent panels. The subjects provide storage space with toilet facilities. Artificial lighting is provided by strip fluorescent lighting with heating provided by oil-fired warm-air heating. Vehicular access is via roller doors at each gable end measuring 4.25m wide by 4m high. Eaves height is approximately 2.7m high.

### GARDENER'S STORE

A single storey detached building, constructed of concrete block, rendered externally with concrete floor under a pitched roof providing basic ancillary storage.

### YARD

There are areas of concrete hard standing and hardcore surfaced storage surrounding the properties.

### FLOOR AREAS

We calculate the following approximate Gross Internal floor areas (GIA), in accordance with the RICS Code of Measuring Practice (6th Edition) as follows

	Sq. m.	Sq. ft.
Main Workshop	501.0	5,392
Gardener's Store	218.2	2,349
<b>Total</b>	<b>719.2</b>	<b>7,741</b>

### SITE AREA

The subjects occupy a site rectangular in shape, delineated in red on the above plan, which extends to 0.38 acre/0.154 hectares or thereby.

### RATING

The premises are currently entered in the Valuation Roll with a Rateable Value of £4,900 effective from 1st April 2017. The Rate Pounding for 2020/2021 is 49.8p. The subjects may qualify for 100% rates relief under the Small Business Bonus Scheme at this level.

### LEASE TERMS

The subjects are available on the basis of a Full Repairing and Insuring lease on terms to be agreed. Any medium or long term lease will incorporate periodic rent reviews. Short term leases will be considered.

### RENT

£15,000 per annum exclusive.

### VAT

All prices, rent and premiums quoted are exclusive of VAT, that may be applicable.

### ENERGY PERFORMANCE CERTIFICATE (EPC)

The subjects have an EPC Rating of 'E'.

### ENTRY

Immediate, upon completion of legal formalities.

### LEGAL COSTS

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

## VIEWINGS & OFFERS

By prior arrangement with the sole letting agents, to whom all formal offers should be submitted in Scottish legal form.

### To arrange a viewing please contact:



**Emma Gilbert**

Surveyor

emma.gilbert@g-s.co.uk

07717 441280



**Chris Ion**

Director of Commercial Agency

Chris.ion@g-s.co.uk

07717 425298

### IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: July 2021