

**INDUSTRIAL UNITS - SUBJECT TO PLANNING** 





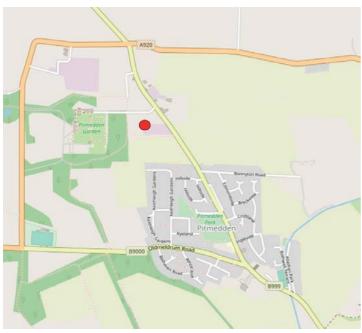
# TO LET Pitmedden

Aberdeenshire, AB417PD | 600 sq.m (6,460 sq.ft)



# PITMEDDEN

## ABERDEENSHIRE, AB41 7PD



## LOCATION

The subjects are located to the immediate west of the B999 Aberdeen to Tarves route and to the north of the small hamlet of Pitmedden.

Pitmedden lies approximately 15 miles from Aberdeen and 5 miles from the towns of Ellon and Oldmeldrum.

Pitmedden is mainly residential in nature however includes commercial occupiers such as as Co-op, Haddo Medical Group, CMB Autos and The Wee Wooden Bar.

## **DESCRIPTION**

The subjects comprise an irregularly shaped site to the immediate north of Pitmedden and features a single workshop unit.

It is our client's intention to develop the site and retain its existing use however incorporating 5 new industrial units. The units will be constructed of a steel portal framework with roller shutter door and featuring an eaves height of approximately 7 metres.

#### **PLANNING**

The site previously had planning consent for a large workshop and yard however this has now expired. Its assumed industrial use will continue to be acceptable by Aberdeenshire Council.



Crown Copyright and catalase rights 2017 Oil 120035409 Reproduction in whole or frost it prohibited without the pror permission of Ordnance Survey.		0 100m
RENT	On application.	
RATEABLE VALUE	Following completion the subjects will require to be reassessed for rating purposes.	
RATES DETAIL	Any ingoing tenant will have the right to appeal the Rateable Value and may also be entitled to relief from rates under the various schemes currently available. Interested parties should verify all rating figures with the Local Authority.	
EPC	An EPC rating will be provided following detailed design of the units.	
VAT	Any price quoted is exclusive of VAT.	
LEGAL COSTS	Each party will be responsible for their own legal costs associated with the documentation of the transaction. The ingoing occupier will be responsible for any LBTT and registration dues applicable.	
ENTRY	Following completion of the units and on conclusion of legal formalities.	
FLOOR AREAS	The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition):-	
Individual Unit Size	600 sq.m	6,460 sq.ft

# **VIEWING & OFFERS**

All offers should be submitted in writing to the sole agent.

#### **GRAEME NISBET**

# t. 01224 597532

e. graeme.nisbet@fgburnett.co.uk

## **GREGOR MORGAN**

- t. 01224 597517
- e. gregor.morgan@fgburnett.co.uk

**FGBURNETT.CO.UK** 

Whilst every care has been taken in the preparation of these particulars and they are believed to be correct, they are not warranted and should not be taken to form part of any contract. Goad Digital Plans are for identification only and not to be scaled as a working drawing and are based upon Ordnance Survey Map with the permission of The Controller of Her Majesty's Stationery Office. © Crown Copyright PU 100017316. No part of this plan may be entered into an electronic retrieval system without prior consent of the publisher. Under current Money Laundering Regulations, we are obliged to carry out financial and identity due diligence on all purchasers and on tenants where rents are above a certain level. Where this applies, a request for information will be made at the appropriate time.