



INDUSTRIAL UNITS - SUBJECT TO PLANNING

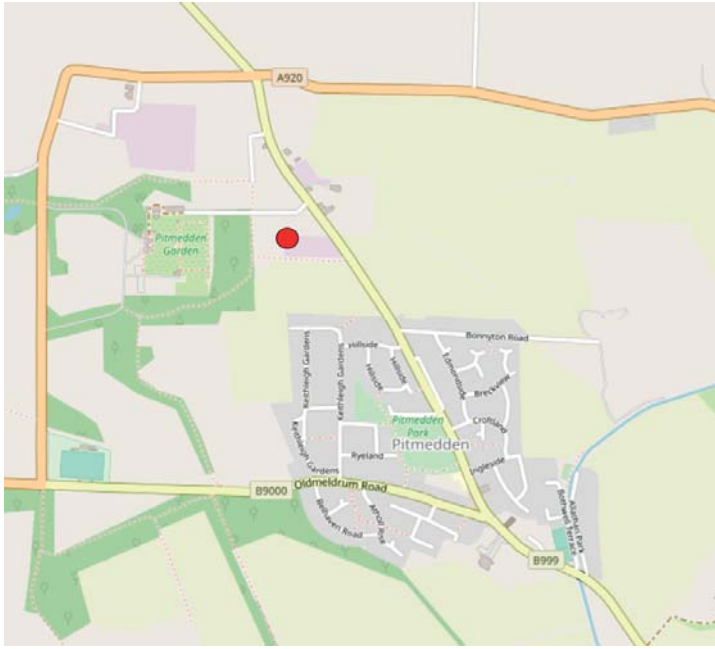


TO LET Pitmedden

Aberdeenshire, AB41 7PD | 600 sq.m (6,460 sq.ft)

To request a viewing call us on 01224 572661

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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.



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
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VIEWING & OFFERS

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

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