

DM HALL

To Let

Office

Markethill Road
Turriff
AB53 4AP



From
366 SQM
3,940 SQ FT)
to
851.52 SQM
(8,778 SQ FT)

Property Details

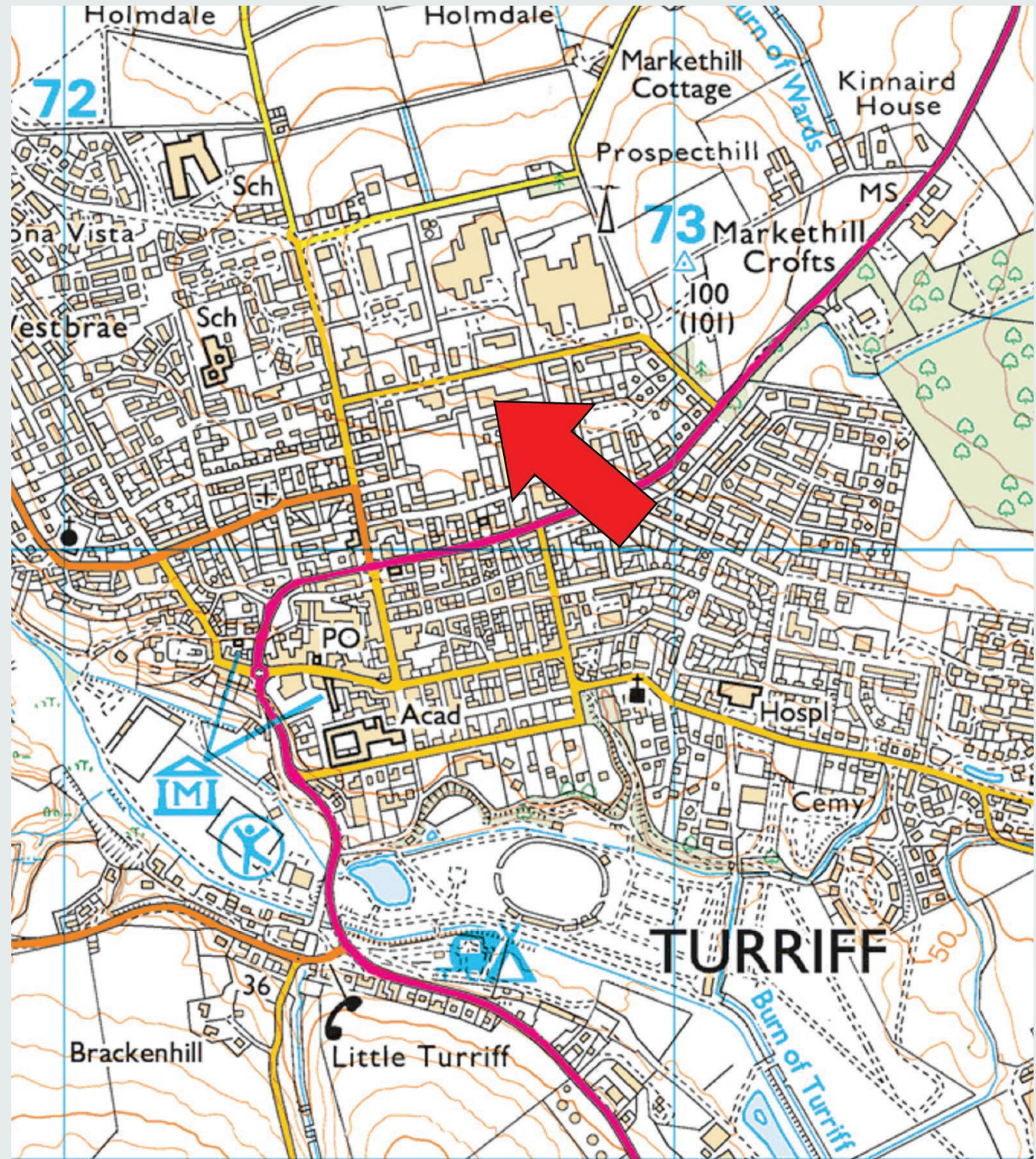
- Located within an established commercial location
- Available on flexible lease terms
- £60,000 per annum
- Suitable for alternative uses (subject to planning)

LOCATION

The property is located within the market town of Turriff, which stands around 35 miles to the northwest of Aberdeen. More specifically, the property occupies a position on Markethill Road within the established Markethill Industrial Estate, which links onto the A947 Aberdeen to Banff Road. Nearby occupiers include Harbro Country Store, Morrisons, Ravenhill and Travis Perkins.

DESCRIPTION

The property comprises a semi-detached two-storey office building of steel portal frame construction, having roughcast blockwork infill walls, the roof sections over are pitched and clad with insulated profile metal sheeting. Internally the property provides office accommodation over the ground and first floor. The specification including painted plasterboard lined walls, a combination of plasterboard lined and suspended mineral tile ceiling, and a suspended timber floor laid in a mixture of carpet and vinyl floor coverings. The property would be well suited to alternative uses (subject to planning)



Property Details

CAR PARKING

The property includes a generous car park to the rear that is laid out in tarmac with approximately 27 spaces.

ACCOMMODATION

The Net Internal Area, measured in accordance with the RICS Code of Measuring Practice [Sixth Edition], is as follows.

Demise	Accommodation	sq m	sq ft
Ground Floor	Office, Staff	366.00	3,940
First Floor	Office, Staff	449.51	4,839
Total		851.52	8,778

SERVICES

The property is served with mains electricity, gas and water with drainage being to the main public sewer. Background heating is provided by means of steel pressed radiators supplied by a combination boiler.

ENERGY PERFORMANCE

The property has an EPC rating of TBC.
Full documentation is available upon request.

NON DOMESTIC RATES

The property forms part of a larger demise and will have to be reassessed upon entry. An indicative rates assessment can be provided to interested parties.

The Uniform Business Rates for the year 2024/2025 is 49.8p in the £.

Water and wastewater rates are also payable.

PROPOSAL

The accommodation is available to let on flexible internal repairing and insuring lease terms. Any medium/long lease term will provide periodic rent reviews.

RENT

We are seeking £60,000 per annum on our client's behalf.

Alternatively, our client may consider letting the property in part, at a price to be agreed.

SERVICE CHARGE

A service charge will be payable for the upkeep and maintenance of the internal and external common parts of the building, details available on request.

VAT

All prices quoted in this schedule are exclusive of VAT.

COSTS

Each party will be responsible for their own costs. Any ingoing tenant/occupier will be responsible for their own legal costs. Any ingoing occupier will be responsible for the payment of LBTT and registration dues.

Make an enquiry

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DM HALL



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RICS

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