

# DM HALL

## For Sale

**Industrial**



**28, 30 & 32  
CROOK O'NESS  
STREET  
MACDUFF  
AB44 1QS**

**476.02 SQM  
(5,027 SQ FT)**



# Property Details

- INDUSTRIAL STORE
- REDEVELOPMENT POTENTIAL
- ELIGIBLE FOR SMALL BUSINESS RATES RELIEF
- £80,000 (EXCLUSIVE OF VAT)

## LOCATION

The property is located in the Aberdeenshire coastal town of MacDuff, which lies approximately 45 miles to the North of Aberdeen and 24 miles to West of Fraserburgh. More specifically, the property is located on the south side of Crook O' Ness, forming part of the A98 coastal route, lying in close proximity to the harbour.

## DESCRIPTION

The property comprises a three storey and attic semi-detached building of stone construction under a pitched roof clad in slate. The property has been extended to the rear by means of a single storey extension of rendered stonework and concrete blockwork under a mono-pitched roof of cement fibre sheeting.

Internally the property has been fitted out for its former use as a net store. A secure yard laid to tarmac is located to the rear.

Sitting within a well apportioned site extending to 0.05 hectares (0.12 acres), the property offers a unique redevelopment opportunity, subject to the necessary local authority consents.



# Property Details

## ACCOMMODATION

Measured in accordance with the RICS Code of Measuring Practice, 6th Edition, the property offers the following Gross Internal Area.

Demise	Accommodation	sq m	sq ft
Ground Floor	Storage	109.60	1,180
First & Rear Extension	Storage	153.16	1,649
Second Floor	Storage	109.60	1,180
Attic Floor	Storage	86.94	936
<b>Total</b>		<b>459.60</b>	<b>4,944</b>
Rear Garage	Storage	<b>7.75</b>	<b>83</b>

## SERVICES

The property benefits from a mains supply of electricity only. There is no main connection for gas, water or drainage.

The property has no fixed form of heating and does not include any toilet facilities.

## ENERGY PERFORMANCE

The property qualifies as a Low Energy Building and is therefore exempt from requiring an EPC.

Further documentation is available upon request.



## NON-DOMESTIC RATES

The property is currently listed within the Valuation Roll as having a ratable value of: £4,100

We understand the property is currently eligible under the Small Business Rates Relief, where incoming occupiers can benefit from up to 100% relief, subject to meeting certain criteria.

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

Water and wastewater rates are also payable.

## PRICE

We are seeking offers in the region of £80,000 for our client's heritable interest in the property.

## VAT

All prices quoted in this schedule are exclusive of VAT.

## COSTS

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

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.

# Make an enquiry

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