DMHALL

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

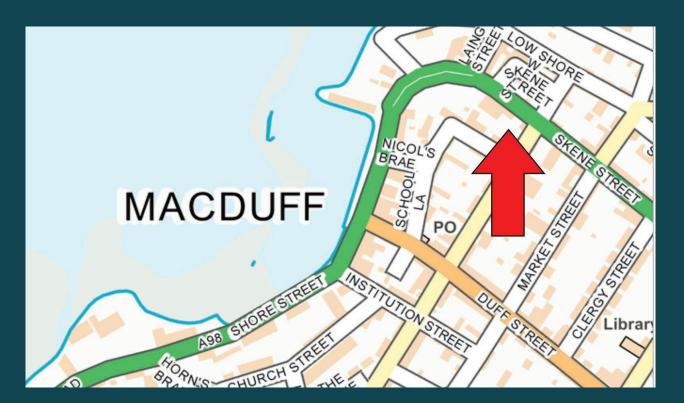
The property is located in the Aberdeenshire coastal town of MacDuff, which lies approximately 45 miles to the North of Aberdeen and 24 miles to West of Fraserburgh. More specifically, the property is located on the south side of Crook O'Ness, forming part of the A98 costal route, lying in close proximity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

DESCRIPTION

The property comprises a three storey and attic semidetached 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 a net store. A secure yard laid to tarmacadam 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
Total		459.60	4,944
Rear Garage	Storage	7.75	83

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.

DM HALL RICS®

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 ingoing 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 ingoing occupier will be responsible for their own legal costs. Any ingoing 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

Christopher.Paul@dmhall.co.uk 07780 601 258

Stuart.Johnston@dmhall.co.uk 07913 046 226 DM Hall Commercial Department 4-5 Union Terrace

Aberdeen AB10 1NJ

01224 594 172

IMPORTANT NOTE: DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property, (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control (vi)These particulars are provided for record purposes only and are not intended to create, nor to be relies upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients visibilities visibilities.