

DM HALL

For Sale / To Let

Industrial

Industrial Facility,
Fisherton Industrial
Estate, Aberlour,
AB38 9LB



457.61 SQM
(4,925 SQ FT)

Property Details

- Range of workshop and office buildings, with secure yard
- Rare Opportunity
- Eligible for Small Business Rates Relief
- Offers are invited for out client's hertiable interest in the property
- Available to let in whole or in part

LOCATION

The property is located within the Speyside village of Charlestown of Aberlour, which stands around 15 miles south of Elgin and approximately 57 miles to the northwest of Aberdeen. More specifically, the property is located to the northeast of Aberlour within the Fisherton Industrial Estate.

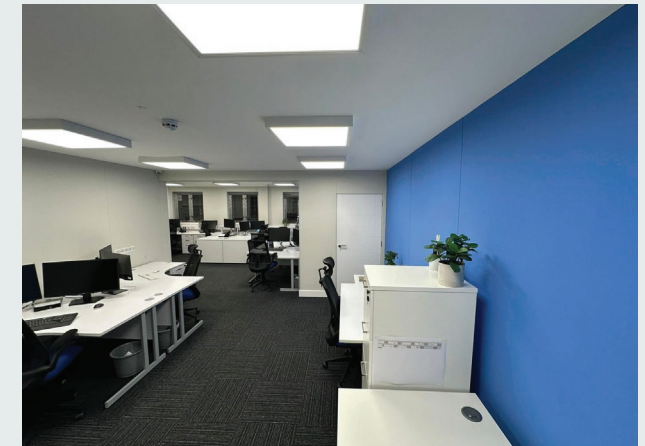
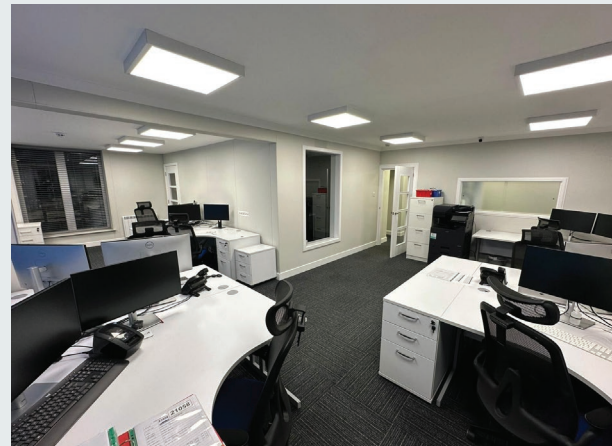
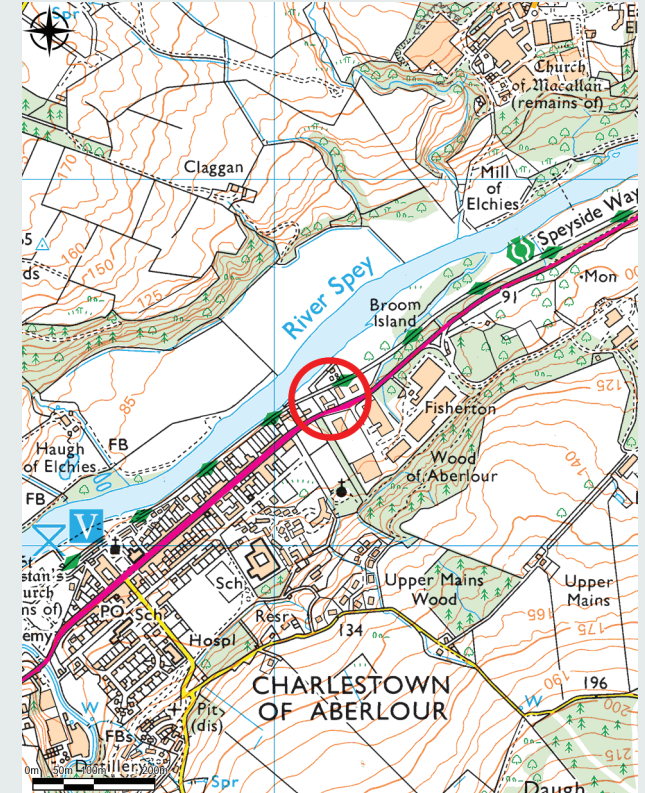
Surrounding occupiers include Walkers Shortbread, McPherson Ltd and Carntyne Transport.

DESCRIPTION

The property comprises a small industrial facility comprising of three individual buildings:

Workshop 1 — Single storey industrial unit of roughcast concrete blockwork construction with a pitched, light steel truss, roof over clad with single skin profiled metal sheeting. Internally, the property comprises workshop/storage with ancillary accommodation. Vehicular access is provided via a double sliding metal door.

Workshop 2 — Single storey industrial unit of modern steel portal frame construction with concrete blockwork infill walls and clad externally with insulated profiled metal sheeting. The roof over is mono-pitched and clad with single skin profiled metal sheeting. The building provides workshop/storage accommodation only. It is currently open to the elements, albeit a vehicular door could be installed.



Property Details

Office Building — Single storey office building of steel portal frame construction with roughcast concrete blockwork infill walls. Internally, the property offers an open plan layout which has been comprehensively refurbished to a high standard. The accommodation includes an open plan office area in addition to 4 private offices, a meeting room, a kitchen, 2 toilets and storage.

The site has been arranged over a split level and provides a point of access and egress to the South and West. The upper section of the site is finished in tarmacadam whilst the lower section of the site is finished in concrete. The site is secured by a metal palisade fence.

ACCOMMODATION

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

Workshop 1	Workshop/store, ancillary office and toilet	157.71 sqm (1,697 sqft)
Workshop 2	Workshop/store	109.09 sqm (1,174 sqft)
Office Building	Open plan & cellular offices, kitchen and toilets	190.81 sqm (2,054 sqft)
Total		457.61 sqm (4,925 sqft)

The property occupies a site which extends to approximately 0.22 hectares (0.54 acres).

SERVICES

The property benefits from mains supplies of electricity, gas and water, with drainage assumed to be to the main public sewer.

Background space heating is provided to the office building via pressed steel radiators supplied by a gas fired boiler, in addition to a number of modern electric panel radiators.

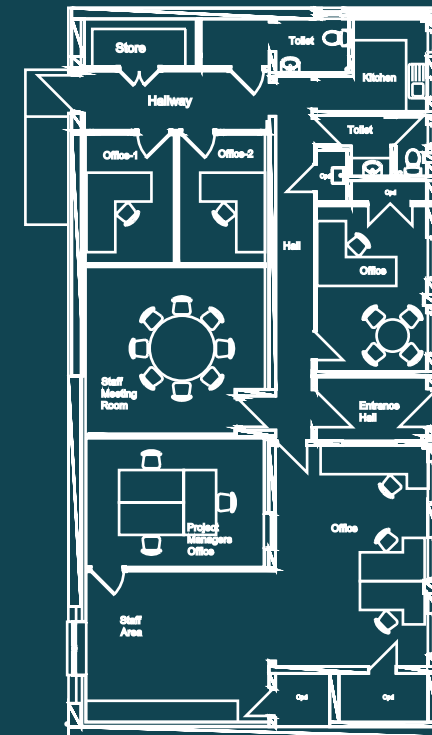
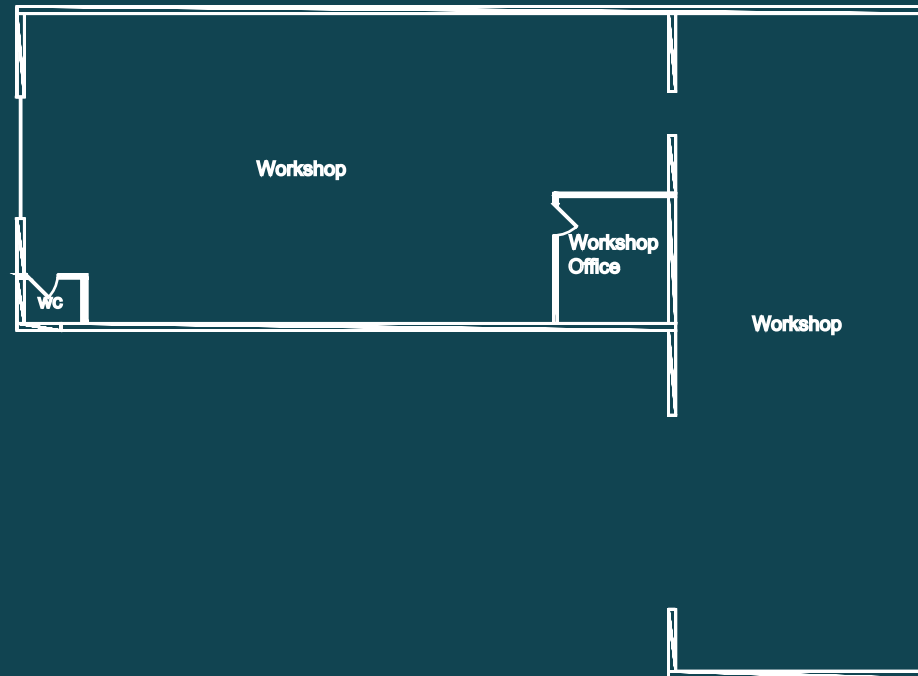
ENERGY PERFORMANCE

The office building has an EPC rating of C(36). Full documentation is available upon request.

NON DOMESTIC RATES

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

£19,250



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

Water and wastewater rates are also payable.

The property may be eligible for rates relief under the Small Business Bonus Scheme.

PROPOSAL

Offers are invited for our clients heritable interest in the property.

Alternatively, our client may consider letting the property in whole or in part.

VAT

All prices quoted in this schedule are exclusive of VAT.

ENTRY

On conclusion of missives

LEGAL 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.

ANTI MONEY LAUNDERING

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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