

DM HALL

To Let
Industrial



Richard Allen House,
Mintlaw Industrial
Estate, Mintlaw,
Peterhead,
AB42 5EE

368.23 SQM
(3,965 SQ FT)

Property Details

- Prominent location on the A950
- Immediate availability
- Comprehensively refurbished
- Eligible for rates relief under the small business bonus scheme

LOCATION

The property is located within the popular village of Mintlaw, which is located approximately 10 miles to the west of Peterhead and 12 miles to the south of Fraserburgh. More specifically the property occupies a prominent position within Mintlaw Industrial Estate, backing onto the A950.

DESCRIPTION

The property comprises of a detached building of steel portal frame construction, the walls having been clad in roughcast concrete blockwork to dado height, whilst the upper sections are clad in profile metal sheeting. The roof section over is pitched and clad with insulated profile metal sheeting.

Internally, the workshop is laid to concrete, whilst the walls and ceilings are unlined and finished to the inside face of the external material. Vehicular access is provided by means of two electric roller doors on the north elevation.

The property benefits from a recently completed programme of refurbishment including:

- New external cladding to the front and rear elevation.
- Replacement of the two vehicular access doors with new two new electric roller doors.
- Internal redecoration to the offices and staff facilities.
- New LED spot lighting

ACCOMMODATION

Demise	Accommodation	sq m	sq ft
Ground Floor	Workshop, WC, etc	368.23	3,965
Total		368.23	3,965

SERVICES

The property is connected to the mains supplies of electricity and water with drainage being to the main public sewer.



ENERGY PERFORMANCE

The property has an EPC rating of A [05].
Full documentation is available upon request.

LEASE TERMS

The accommodation is available to let on flexible full repairing and insuring lease terms.

OCCUPATIONAL COSTS

Rent	Non-Domestic Rates Payable	Service Charge	Insurance	Total Costs
£20,000	£7,470*	N/A	£600	£28,070

Please note that the occupational costs quoted are for indicative purposes only and quoted on an annual basis.

Water and wastewater rates are also payable.

*Any ingoing occupier may qualify for rates relief under the Non-Domestic (Business) Rates Small Business Bonus Scheme. Interested parties should make their own enquiries with the Local Authority.

VAT

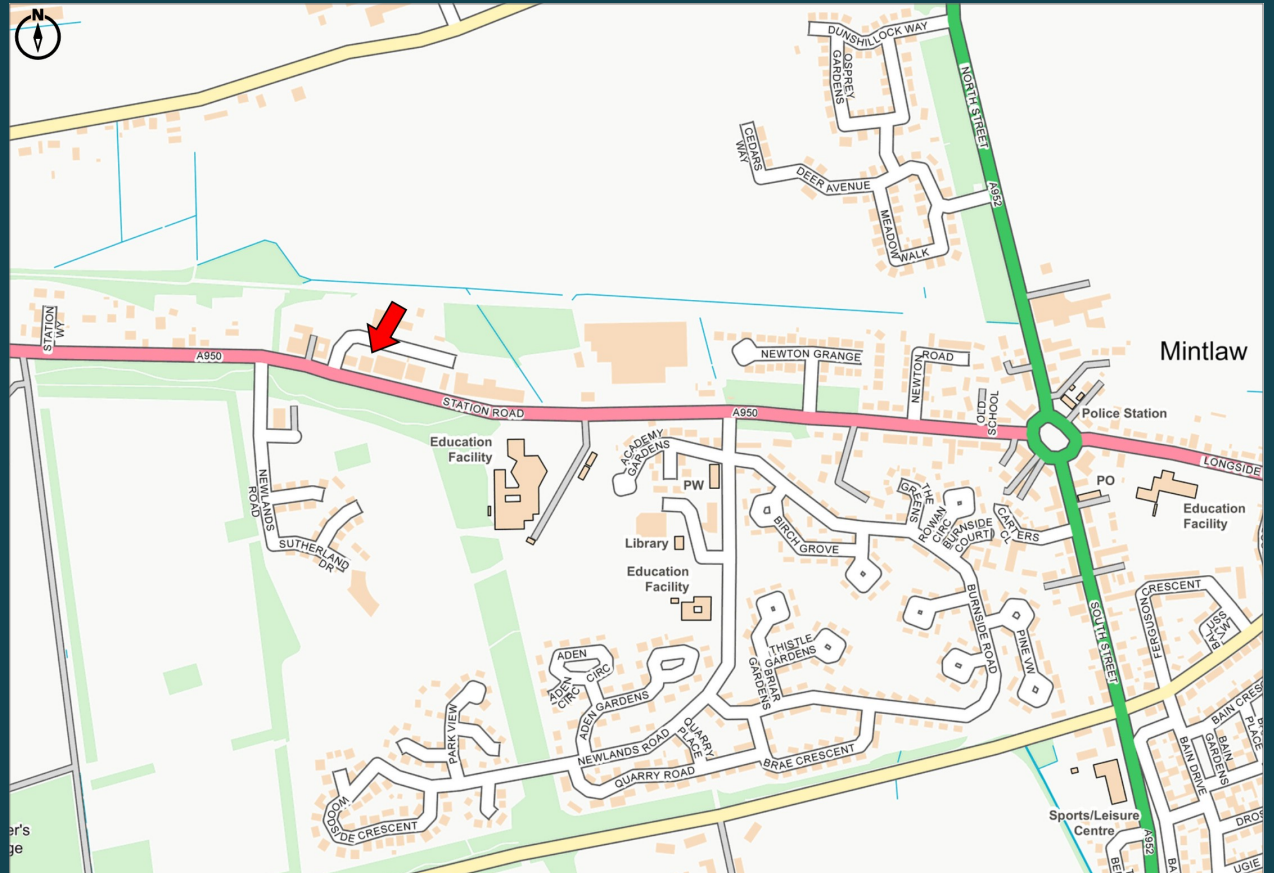
All prices quoted in this schedule are exclusive of VAT.

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.

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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