

# DM HALL

## To Let

**Industrial**

**Unit 2a West  
Pitmillan, Foveran,  
Aberdeenshire,  
AB41 6AL**



**118.61 SQM  
(1,277 SQ FT)**

# Property Details

- Immediate Availability
- Eligible For Up To 100% Non-Domestic Rates Relief
- Available On Flexible Lease Terms

## LOCATION

The property is located near the settlement of Foveran, which lies approximately 10 miles North of Aberdeen and 4 miles to the South of Ellon. More specifically, the property occupies a highly visible roadside location with immediate access to the A90 trunk road, heading North and South. The exact location of the property is shown on the plan which has been provided for identification purposes.

## DESCRIPTION

The property is of steel portal frame construction, clad in profile metal sheeting under an insulated pitched roof. The flooring is of painted concrete, with vehicular access is provided by means of a full height electric roller door. The property benefits from an internal eave's height of approximately 4.25 meters. A private W.C is provided within the demise.

Car parking is located to the front of the unit.

## ACCOMMODATION

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

DEMISE	ACCOMMODATION	SQ M	SQ FT
Ground Floor	Workshop & WC	118.61	1,277

## SERVICES

The property is served with mains electricity. The water supply is private, with drainage being a septic tank.

The property benefits from a three-phase electricity supply.

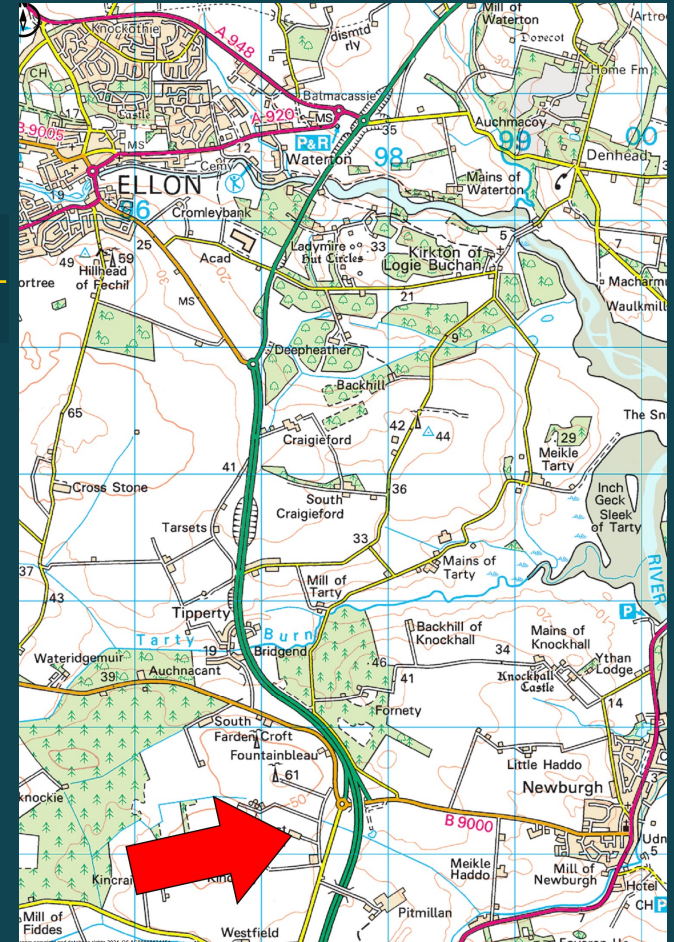
## ENERGY PERFORMANCE

The property has an EPC rating of A[07].

Full documentation is available upon request.

## PROPOSAL

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





# Property Details

## NON-DOMESTIC RATES

The property is currently listed in the Valuation Roll as having a ratable value of: £7,900\*. The Uniform Business Rates for the year 2024/205 are 49.8p on the £, thus the rates payable will be £3,934.

\*Any ingoing occupier may qualify for up to 100% rates relief under the Non-Domestic (Business) Rates Small Business Bonus Scheme. Interested parties should make their own enquiries with the Local Authority.

## RENT

£9,000 per annum

## SERVICE CHARGE

A proportionate service charge will be payable for the upkeep and maintenance of the common parts of the development.

## VAT

All prices quoted in this schedule are exclusive of VAT.

## COSTS

Each party will be responsible for their own costs. Any ingoing tenant 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

Stuart.Johnston@DMHall.co.uk

**DM Hall Commercial Department**

4-5 Union Terrace  
Aberdeen AB10 1NJ

01224 594 172

**DM HALL**



Regulated by  
**RICS**<sup>®</sup>

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 relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.