

REDUCED PRICE



FG Burnett

For Sale

# Crombie Place / Crombie Road

Aberdeen, AB11 9PJ

703.3 sq.m | 7,570 sq.ft

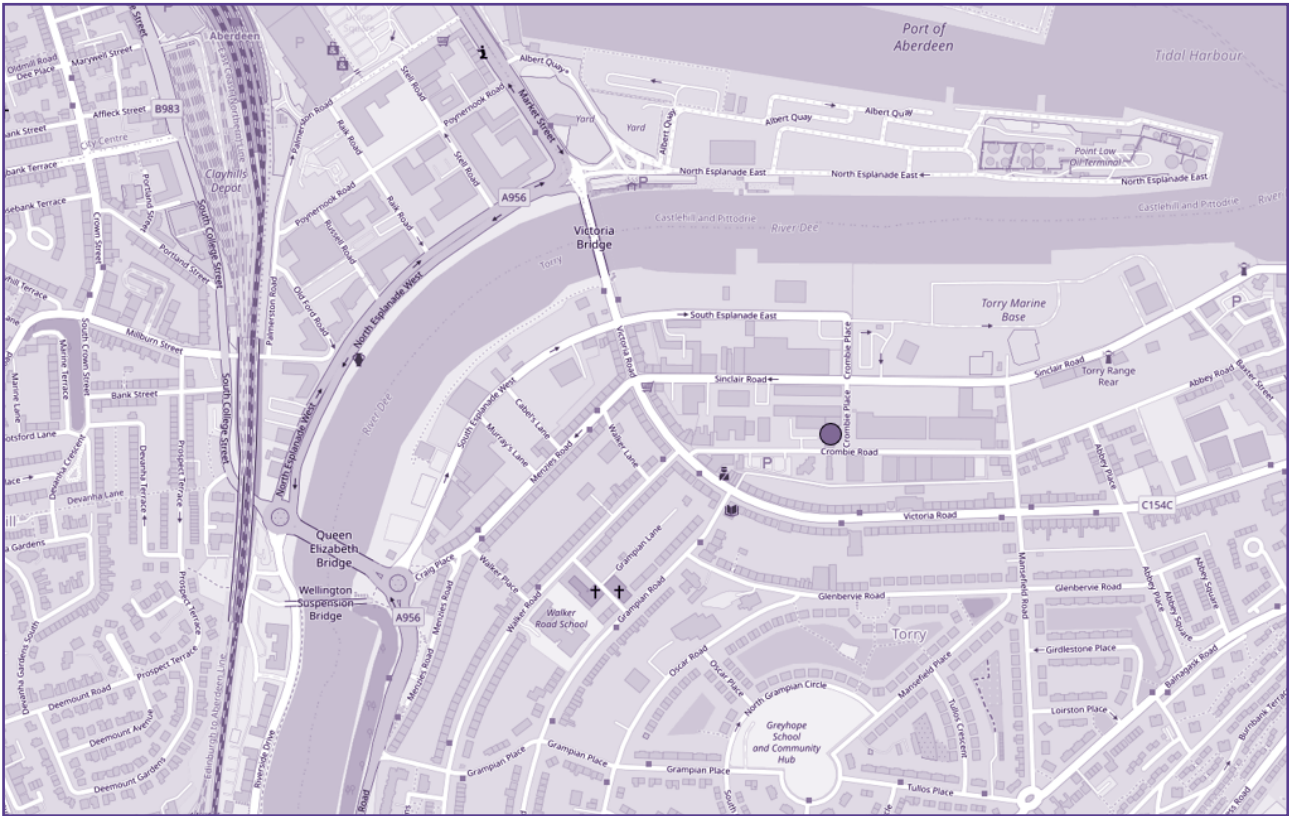
- Central /Harbour warehouse
- Refurbished two storey office
- Off road parking / yard area
- Roller door access from Crombie Place and Crombie Road
- Heritable interest available for £250,000

X | f | in

All enquiries:

01224 572 661

[fgburnett.co.uk](http://fgburnett.co.uk)



## Location

The property is situated at the corner of Crombie Place and Crombie Road in the Torry area of Aberdeen.

The premises are situated in an established commercial area in proximity to the Torry Marine Base and within 200m of Victoria Road. Neighbouring occupiers include Joseph Robertson Aberdeen, Autoglass Aberdeen, Seward Industrial Supplies, ASCO and Cordiners Timber & Builders Merchant.

## Description

The building comprises a traditional steel portal frame industrial building with concrete block dado walls with cladding above. Roller shutter door access is available from both Crombie Road and Crombie Place and the unit benefits from 3 Phase Power. LED lighting has recently been installed, heating is via a wood waste burner and the warehouse has an eaves height of c. 5.0m.

The building benefits from 2 storey offices which have been decorated to a high standard and include plaster walls, carpeted floors, modern WC's and kitchen facilities, double glazed UPVC windows and LED lighting throughout.

The building benefits from a concrete surfaced car park and warehouse access, entered via Crombie Place.

## Accommodation

The subjects have been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and the following Gross Internal Areas derived:

Warehouse	503.4 sq.m	5,419 sq.ft
Office	199.9 sq.m	2,151 sq.ft
<b>Total</b>	<b>703.3 sq.m</b>	<b>7,570 sq.ft</b>

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## Planning

The facility is situated in an area zoned B1 in the Aberdeen Local Plan 2023, which is reserved for Classes 4 (Business), 5 (General Industrial) and 6 (Storage and Distribution) as detailed in the Town and Country Planning (General Permitted Development and Use Classes) (Scotland) Miscellaneous Amendment Order 2023.

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## Opportunity

The heritable interest is available for £250,000.

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## Rateable Value

The subject forms part of a larger entry and will require to be reassessed. An indication of the Rateable Value can be provided to interested parties.

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## Rates Details

Any ingoing occupier will have the right to appeal the Rateable Value and may also be entitled to certain relief from rates under the various schemes currently available. Interested parties should contact the relevant Local Authority and further information can be found at [www.saa.gov.uk](http://www.saa.gov.uk)

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## EPC

C38. Copy available on request.



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C38. Copy available on request.

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## VAT

The property is not elected for VAT and therefore VAT will not be payable in addition to the purchase price.

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## Legal Costs

Each party will bear their own legal costs incurred in the transaction. The occupier will be responsible for any LBTT and Registration dues.

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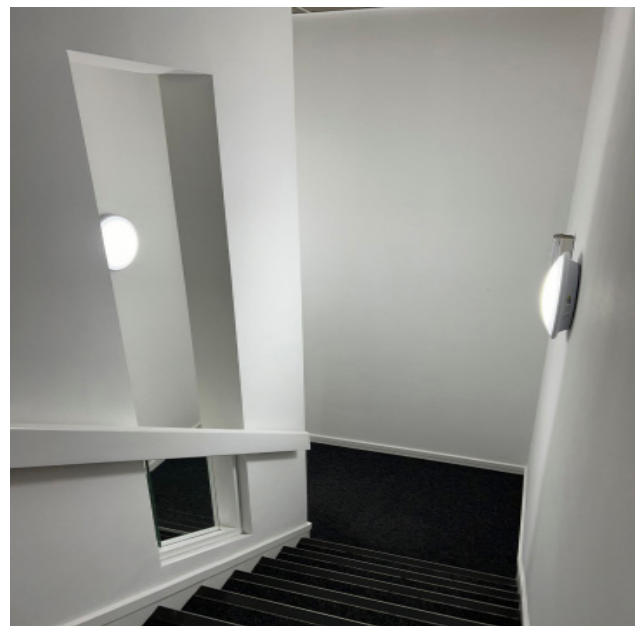
## AML

To satisfy HMRC and RICS guidance, FG Burnett is required to undertake AML diligence on purchaser/tenant. Accordingly, a successful bidder will be required to provide financial information and personal identification and FG Burnett will undertake the necessary 'Know Your Client' identity checks to satisfy AML requirements when Heads of Terms are agreed.

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## Entry

On conclusion of legal missives.





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## Viewings & Offers

All offers should be submitted in writing to the sole agent.

### **Jonathan Nesbitt**

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### **Adam Martin**

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