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FOR SALE / TO LET

Sinclair Road & Crombie Place, Torry, Aberdeen, AB11 9PN

2,320.1 sq.m | 24,974 sq.ft

FG Burnett

/// RENTS.SHINE.WASP

Location

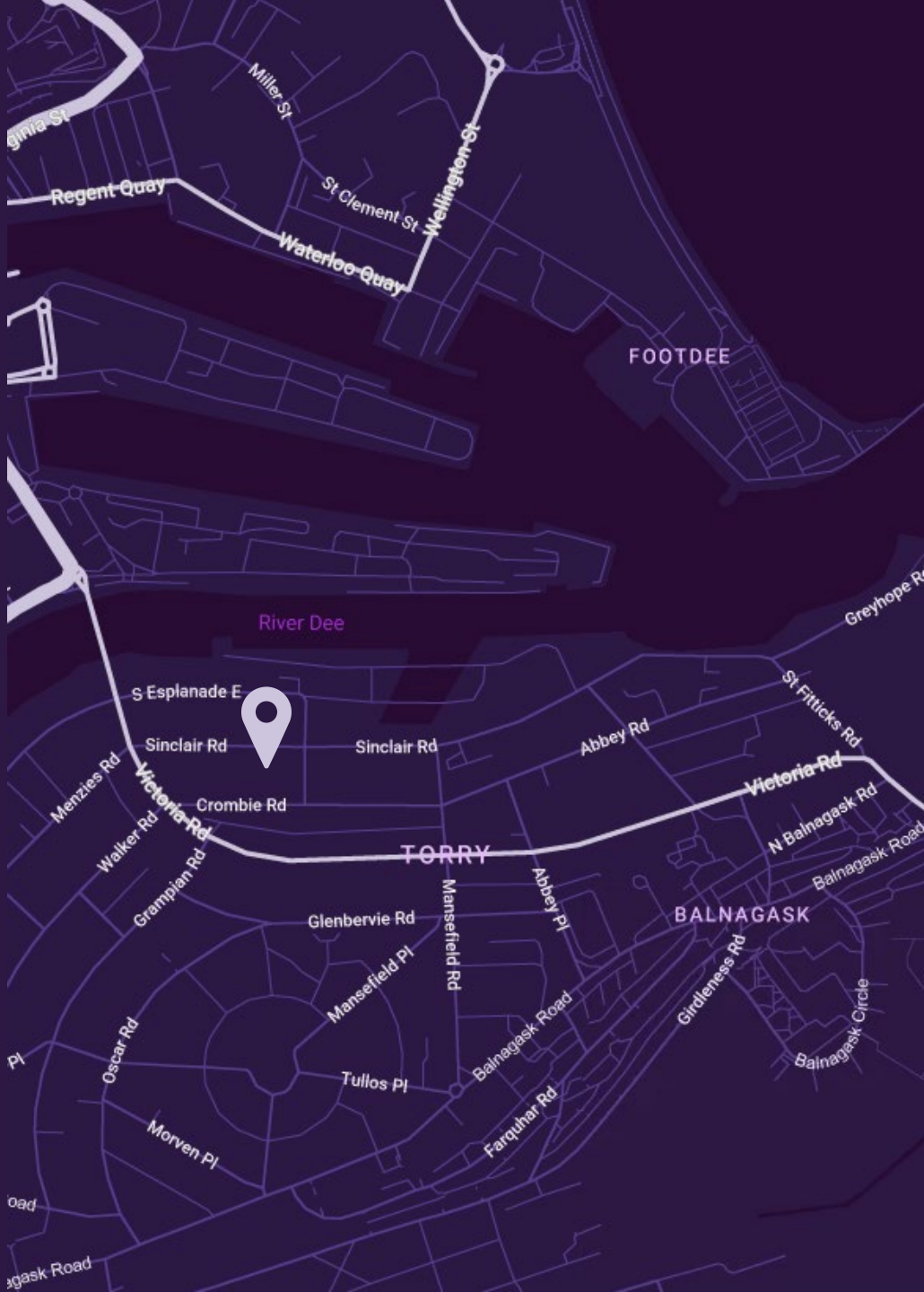
The subjects are located at the harbour area of Aberdeen. The subjects extend to the corner of Sinclair Road and Crombie Place.

Torry is an established industrial and harbour district lying immediately to the south of the River Dee, occupied by a range of harbour related, industrial and trade counter operators. The subjects are well placed to benefit from the significant investment in Aberdeen South Harbour and from the Energy Transition Zone centred on East Tullos and Altens.

The subjects benefit from dual frontage and vehicular access from both Sinclair Road and Crombie Place.

Travel Times:

- Aberdeen South Harbour – 4 minutes
- Aberdeen North Harbour – 4 minutes
- Aberdeen Bus / Train Station – 5 minutes
- Altens Industrial Estate – 7 minutes
- Aberdeen (Dyce) International Airport – 25 minutes



Description

The subjects provide an opportunity to acquire two substantial industrial / warehouse units with a shared yard between.

The units are of steel portal frame construction with concrete floor and corrugated metal walls and roof above.

The accommodation provides predominantly open plan warehouse space offering flexibility for a variety of occupiers.

The property also provides office and welfare facilities including six offices, two canteens, and male and female WC's.

The property benefits from several access points:-

- Pedestrian access from Sinclair Road to a small office component
- Roller shutter door access from Sinclair Road





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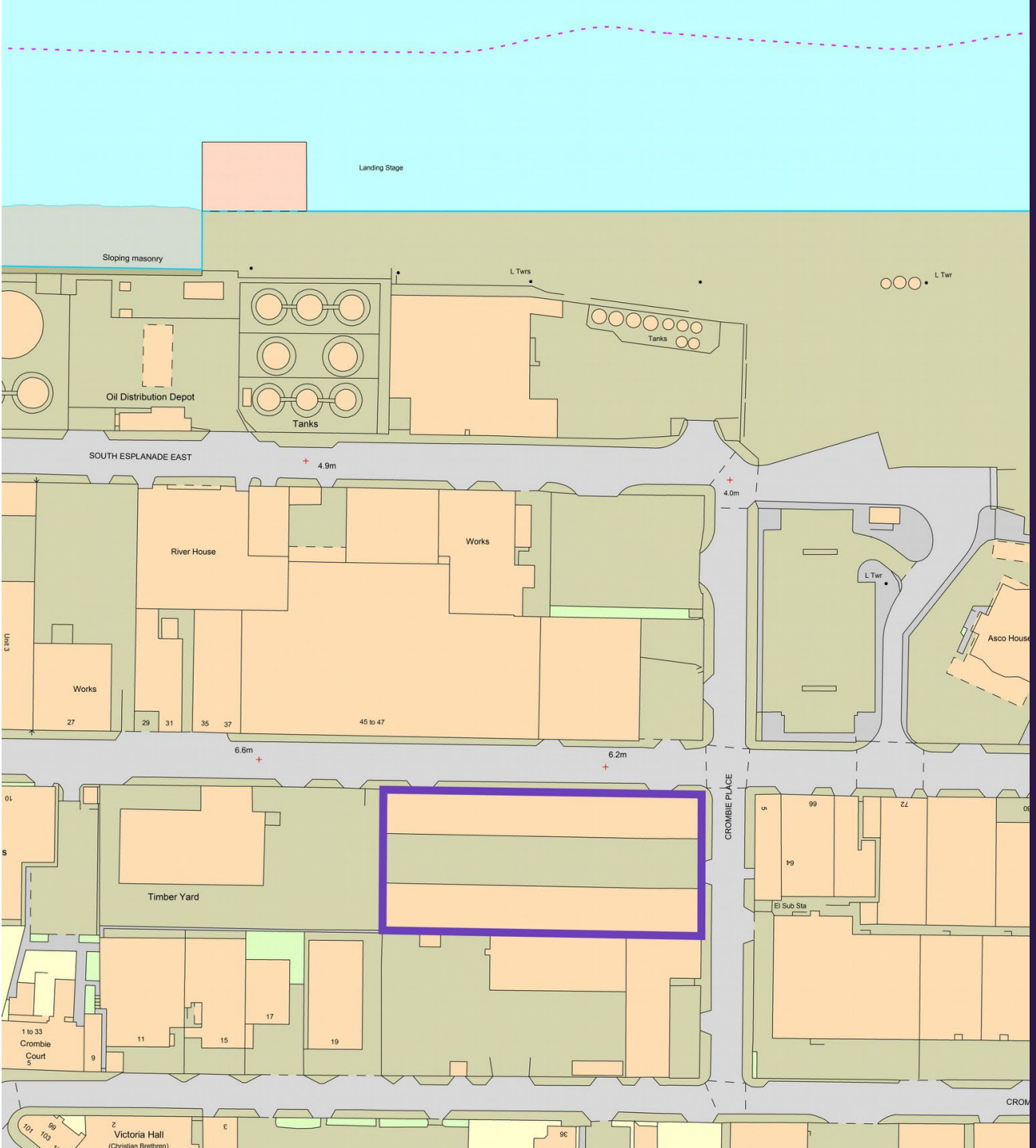

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and the following approximate gross internal areas calculated:

AREA	SQ.M	SQ.FT
Warehouse 1	1,204.8	12,969
Warehouse 2	1,115.3	12,005
Total	**2,320.1**	**24,974**
Yard	1,309.4	14,094

Includes office and ancillary accommodation of 81.0 sq.m (872 sq.ft)

Planning & Use

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. The property is not listed and does not lie within a conservation area.

**Plans are provided for indicative purposes only and should not be relied upon*









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Opportunity

There is an opportunity to purchase the heritable interest in the premises. Alternatively, the vendor will consider a lease over the whole of the facility on the basis of a minimum 5 year term.

Rent/Price

Rent: £150,000 p.a excl. VAT
Price: Offers in excess of £625,000 excl. VAT

Rateable Value

The subjects form part of a larger entry and will require to be reassessed.

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

EPC

Copy available on request.

VAT

The subjects are not elected for VAT. VAT will therefore not be payable on the purchase price or rent.

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.

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.

Entry

Immediately on conclusion of legal missives.



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Viewing & Offers

All offers should be made in writing to the sole agents

FG B

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