



FG[®] Burnett

For Sale

Findon Shore

Aberdeenshire, AB12 3RL

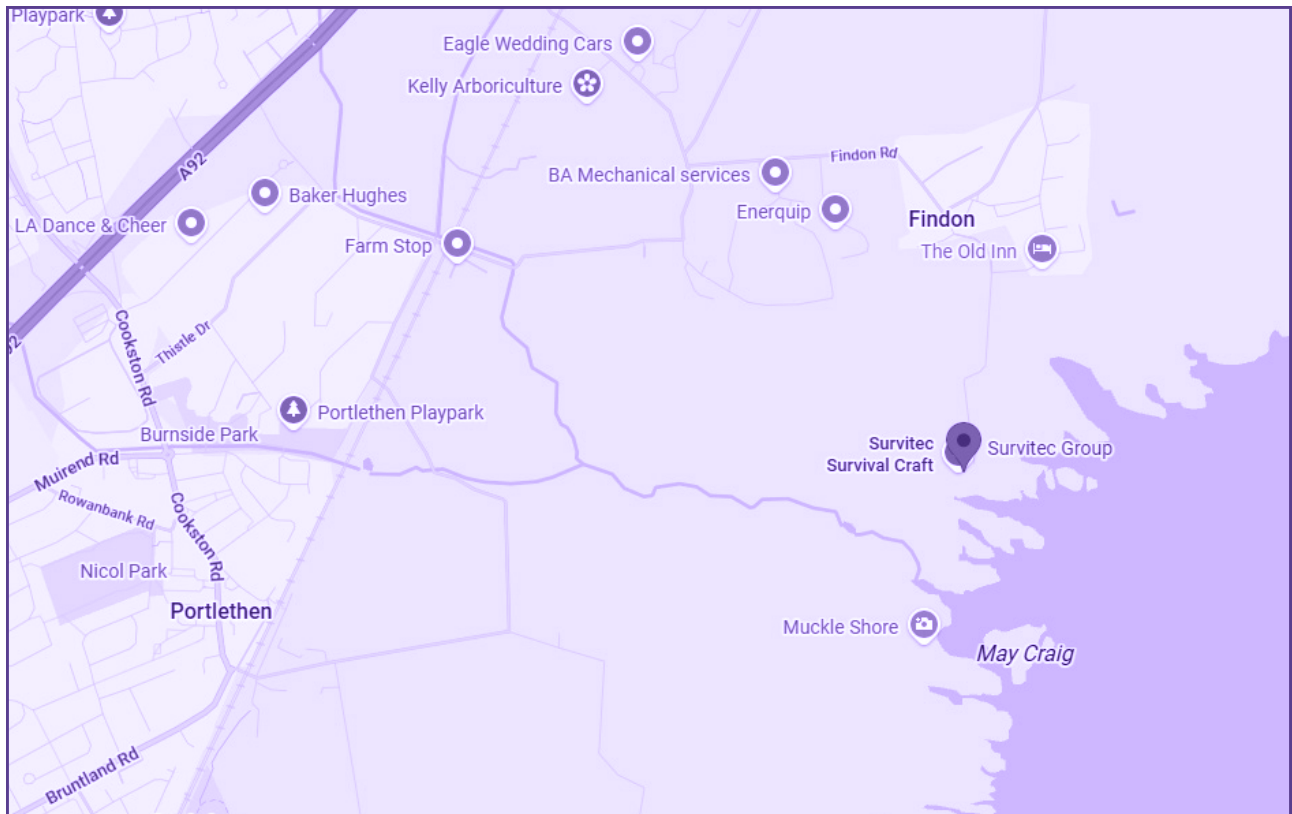
2,412.5 sq.m | 25,966 sq.ft

- Site Area 3.7 Hectares (9.14 Acres)
- Offers in the Region of £1.25M + VAT



All enquiries:
01224 572 661

fgburnett.co.uk



Location

The facility is situated on the coast, immediately to the east of the village of Findon in Aberdeenshire, some 5 miles south of Aberdeen city centre. The facility occupies a unique location, on the cliffs above Findon Shore. The facility is accessed via the A92 and Findon Road. The exact location is shown on the plan above and the title plan.

Description

The facility comprises an industrial, office and accommodation facility, arranged over a number of workshops, warehouse, stores, office and accommodation facilities as follows:-

Main office and warehouse

Substantial steel portal frame workshop
Steel portal frame
Concrete floors
3 phase power
Hot air blowers
2 x roller shutter doors approx. 4m (w) x 5m (h)
Internal roller doors to separate bay.

Offices

Good quality spec
Mix of open plan and cellular space
Data and power - perimeter and under floor
LED lighting
Comfort cooling and perimeter electric panel heating

Workshop

Steel portal frame
Insulated profile cladding above dado block wall
LED lighting
Concrete floor
3 phase power
Roller shutter door 4m (w) x 4m (h)
Eaves c 4m
Managers office
Canteen on mezzanine

Store

Steel portal frame
Insulated profile cladding above dado block wall
LED lighting
Concrete floor
3 phase power
2 No Roller shutter doors 4.6m (w) x 3.5m (h) and 4m (w) x 3.3m (h)
Eaves c 4m
Office and store
Mezzanine storage

Findon Cottage

Bungalow used for staff accommodation
Harled externally with pitched tiled roof
4 bedrooms (one ensuite), kitchen, utility, lounge and dining room
Bathroom

Description Cont.

There is a further residential property on the cliff side, which is in disrepair, also included in the sale.

53 car parking spaces are provided along with substantial yard / circulation and areas laid to grass.

A pedestrian right of way exists through the site, giving access to the shore and to Portlethen old town.

Accommodation

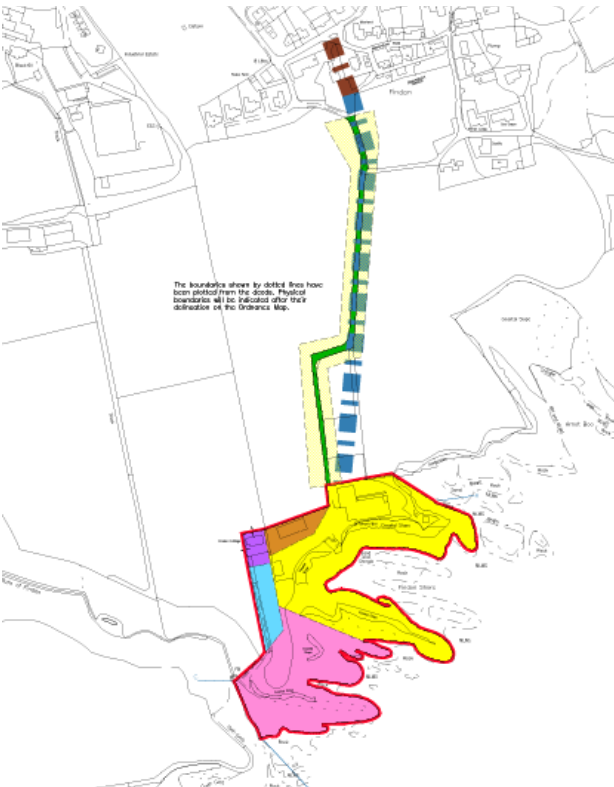
The subjects have been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and the following Gross Internal Areas derived:

Workshop	347.4 sq.m	3,739 sq.ft
Mezzanine	56.3 sq.m	606 sq.ft
Sub Total	403.7 sq.m	4,345 sq.ft
Store	326.9 sq.m	3,519 sq.ft
Mezzanine	49.4 sq.m	532 sq.ft
Sub Total	376.3 sq.m	4,050 sq.ft
Main Workshop	928.3 sq.m	9,992 sq.ft
Office	571.4 sq.m	6,150 sq.ft
Findon Cottage	132.8 sq.m	1,429 sq.ft
Total	2,412.5 sq.m	25,966 sq.ft

The derelict residential property is in addition.

Title Plan

Title documentation is available on request.



The site extends to 3.7 hectares (9.14 acres), which comprises significant elements of cliffs and foreshore. The net developable area extends to approx. 1.64 hectares (4.05 acres) approx.

Planning

The facility lies in an area allocated R1 Coastal Zone, Special Rural Area, within the Aberdeenshire Local Development Plan 2023. It is not within the Greenbelt. Development within Coastal Zone must require a coastal location or there must be clear social, economic, environmental or community benefits. Further details are available in Appendix 5 of the Aberdeenshire Local Development Plan.

We understand that the current facility benefits from Class 5, general industrial use. Two of the buildings currently benefit from residential use.

We would advise all interested parties to satisfy themselves that their use is compatible with the current planning and Coastal Zone designations.

Map showing Coastal Zone designation.



Services

We understand the site benefits from mains water. Drainage is to 3 septic tanks, There is no mains gas, Kerosene tanks are in situ. The site benefits from mains electricity supply at 138Kva. There is 230v and 415v, 3 Phase power.

Opportunity

The heritable interest in the facility is available for offers in the region of £1.25m + VAT.

Rateable Value

The Rateable Value effective from 1 April 2026 is £139,000.

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

VAT will be payable in addition to the sale price at the prevailing rate.

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

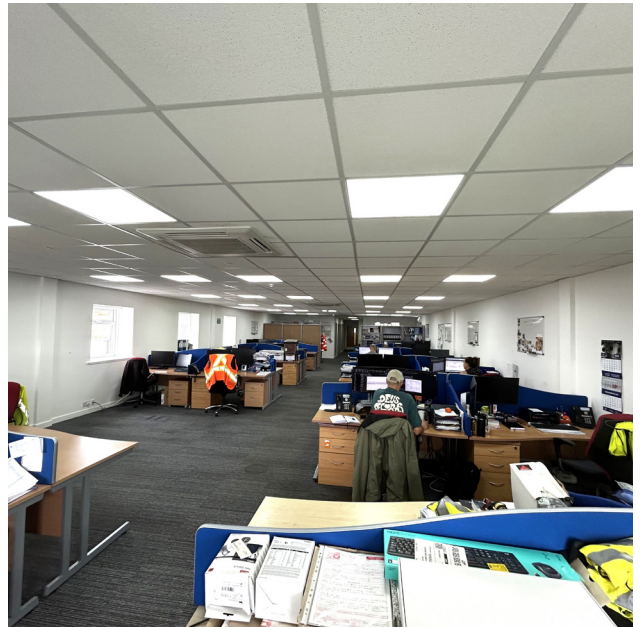
To satisfy HMRC and RICS guidance, FG Burnett is required to undertake AML diligence on purchaser/tenant. Accordingly, a successful bidder will be required to provide financial information and personal identification and FG Burnett will undertake the necessary 'Know Your Client' identity checks to satisfy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

Entry

On conclusion of legal missives.









Viewings & Offers

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

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