



For Sale / To Let

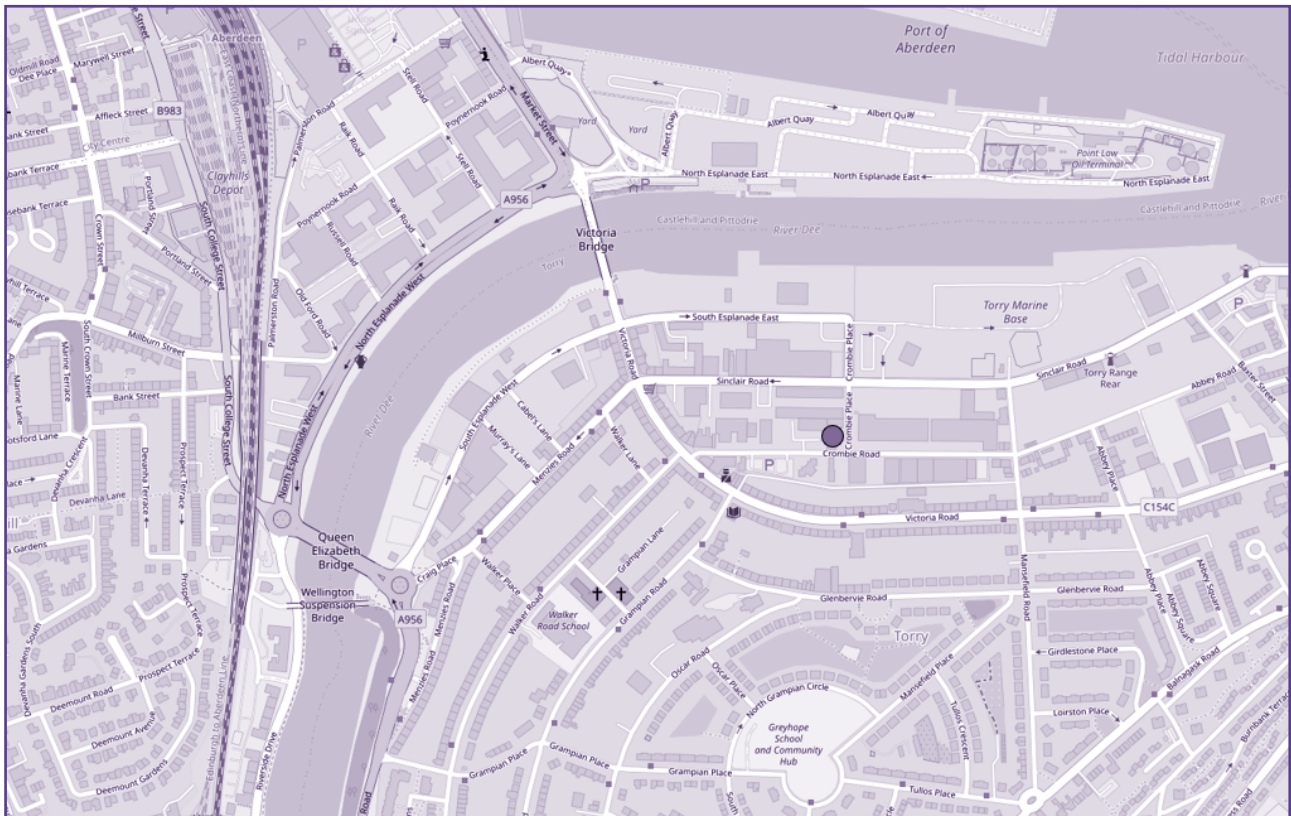
FG[®] Burnett

Crombie Place / Crombie Road

Aberdeen, AB11 9PJ

703.3 sq.m | 7,570 sq.ft

- Central Warehouse
- Refurbished Office



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, Seaward 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.

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.

Floor Area

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
Total	703.3 sq.m	7,570 sq.ft

Opportunity

The facility is available to lease or purchase. Price and rental terms are available on application.

Rating

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

Rateable Value

The Rateable Value effective from 1 April 2023 is £29,250.

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

C38. Copy available on request.

VAT

VAT will be payable in addition to the sale price or on monies due under a lease of the premises.

Legal Costs

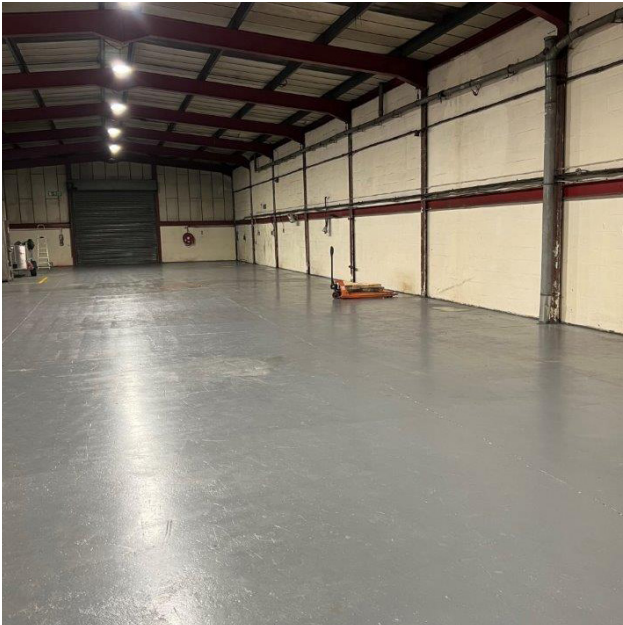
Each party will bear their own legal costs incurred in the transaction. The occupier will be responsible for any LBTT and Registration dues.

Entry

On conclusion of legal missives.

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.



Viewings & Offers

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

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