



FG Burnett

To Let

Units 5C & 5D, Broomiesburn Road

Ellon, Aberdeenshire, AB41 9RD

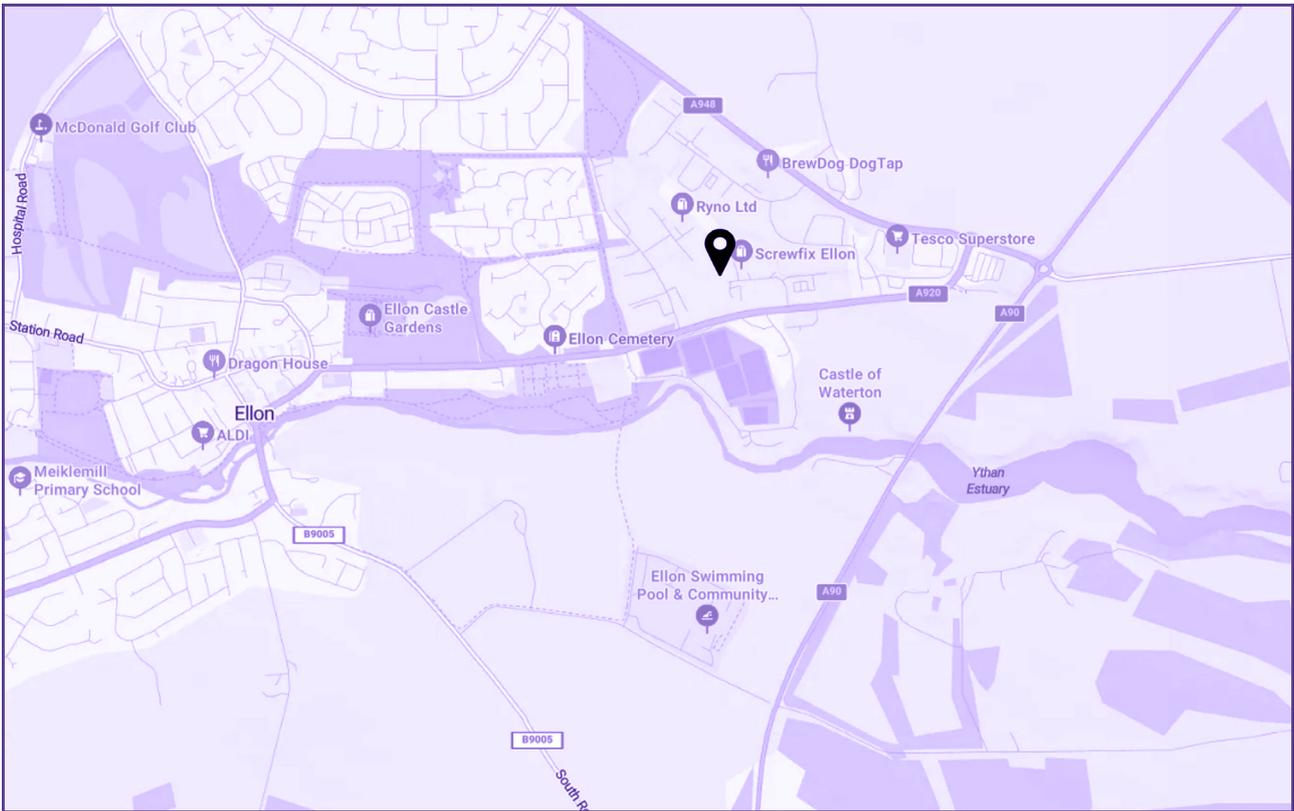
59.3 - 118.7 sq.m | 638 - 1,277 sq.ft

- Semi detached industrial units with ample parking & yard space
- 100% rates relief may be available if let individually



All enquiries:
01224 572 661

fgburnett.co.uk



Location

The units are located at the end of Broomiesburn Road, Ellon and accessed via Castle Road, which provides easy access to the main trunk road network and Ellon town centre. Broomiesburn Road is an established industrial location with other occupiers including Alpha Fencing Ltd, Screwfix, Ellon Timber Supplies and Howdens. A Tesco Superstore is also in close proximity

Description

The units are of steel portal frame construction with block walls and profile steel clad walls above, under a light steel sheet roof. The units benefit from 3 phase power, concrete flooring and an eaves height of c. 5m, with electric roller shutter doors with a clearance of c. 3.6m. Currently, a block wall separates the two units but an opening has been formed to allow internal access between them. The units can be let as one entity or separately.

Dedicated parking for 5 cars is available.

Accommodation

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

Unit 5C	59.4 sq.m	639 sq.ft
Unit 5D	59.3 sq.m	638 sq.ft
Total	118.7 sq.m	1,277 sq.ft

Two office rooms may be available in the adjacent premises, extending from 14.8 sq.m (159 sq.ft) to 29.6 sq.m (318 sq.ft).

Rent

£16,000 per annum, excluding VAT. The units may be let separately at a rent of £8,000 per unit, excluding VAT.

Lease Terms

The units are available on the basis of an FRI lease for a negotiable duration. Any medium to long term commitment will require a rent review at regular intervals.

Rateable Value

The Rateable Values effective from 1 April 2023 are:

Unit 5C - £5,900

Unit 5D - £7,200

The draft Rateable Values for the premises which will come into effect from 1 April 2026 are:

Unit 5C - £6,200

Unit 5D - £7,500

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

We understand the units are of low energy demand and do not require an EPC.

VAT

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

Legal Costs

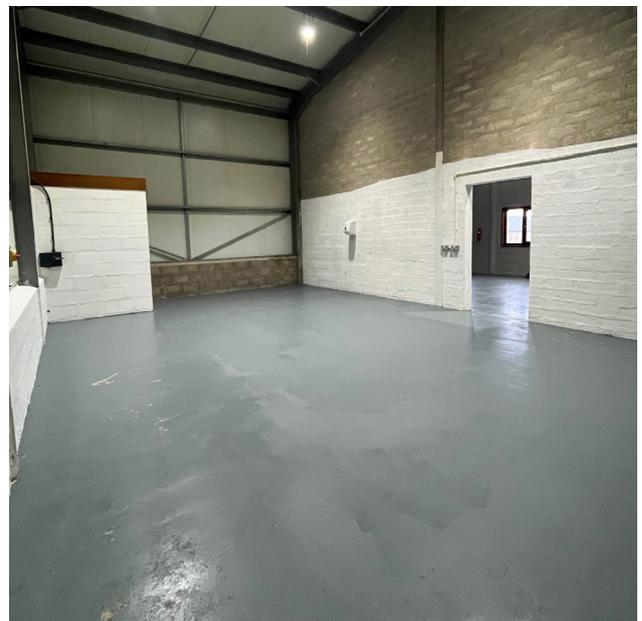
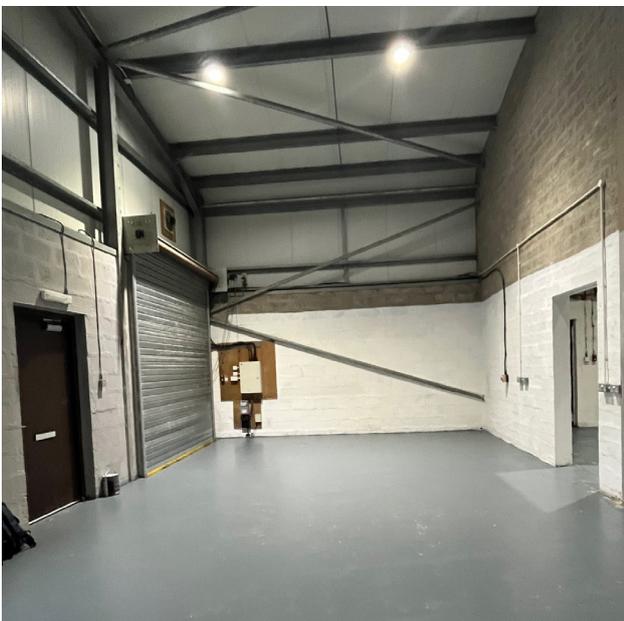
Each party will bear their own legal costs incurred in the transaction. The occupier will be responsible for any LBTT and Registration dues.

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.

Jonathan Nesbitt

t: 01224 597 531

e: jonathan.nesbitt@fgburnett.co.uk

Adam Martin

t: 01224 597 527

e: adam.martin@fgburnett.co.uk



fgburnett.co.uk

Whilst every care has been taken in the preparation of these particulars and they are believed to be correct, they are not warranted and should not be taken to form part of any contract. Goad Digital Plans are for identification only and not to be scaled as a working drawing and are based upon Ordnance Survey Map with the permission of The Controller of His Majesty's Stationery Office. © Crown Copyright PU 100017316.

No part of this plan may be entered into an electronic retrieval system without prior consent of the publisher. Under current Money Laundering Regulations, we are obliged to carry out financial and identity due diligence on all purchasers and on tenants, a request for information will be made at the appropriate time.