

Isla Bank Mills



ISLA BANK MILLS, KEITH, AB55 5DD

FOR SALE

A Blended and Mature Investment Opportunity in Speyside's Whisky Country

12.8 Acres
102,370 Sq Ft (9,551 Sq M)

A RARE OPPORTUNITY TO ACQUIRE A STRATEGICALLY LOCATED INDUSTRIAL AND STORAGE COMPLEX

Rent Roll £267,250 PA

ERV £320,000 PA

Offers Over £1,500,000 Exclusive of VAT

Net Initial Yield 16.8%

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**VIEWING AND FURTHER
INFORMATION**

Dave Macleod

07834 100720

dave.macleod@fgburnett.co.uk

FG Burnett



TENANTS

OAKWOOD COOPERAGE LTD
ABERDEEN LAUNDRY LTD
ADVANCED ELECTRICS LTD
WHEEL RACER LTD
R AND A ENGINEERING LTD

TENURE

The property is held on a Heritable title, the equivalent of English Freehold.

EPC

EPC certificates are available upon request.

VAT

The property is elected for VAT and it is anticipated that the sale will be treated as a transfer of a Going Concern.

PROPOSAL

We are instructed to seek offers in excess of £1,500,000 (ONE MILLION FIVE HUNDRED THOUSAND POUNDS) exclusive of VAT. A purchase at this level reflects an attractive net initial yield of 16.8%, after allowing for purchasers costs and LBTT.

ANTI-MONEY LAUNDERING (AML)

To satisfy HMRC and RICS guidance, FG Burnett is required to undertake AML diligence on both the purchasers and vendors. Accordingly, a successful bidder or occupier will be required to provide detailed financial and corporate information and FG Burnett will undertake the necessary 'Know Your Client' identity checks to satisfy AML requirements when Heads of Terms are agreed.

DISCLAIMER: 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. Any purchaser or lessee should satisfy themselves as to the correctness of each of the statements contained in these particulars. The owner of the property does not make or give and neither the agents nor any person in their employment has any authority to make or give any representation or warranty in relation to the property described in these particulars. September 2025.