



QUAYSIDE WAREHOUSE WITH EXTERNAL YARD



FG Burnett



TO LET

25 Seagate, Peterhead, AB42 1JP

595.9 sq.m (6,414 sq.ft)

To request a viewing call us on 01224 572661

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QUAYSIDE WAREHOUSE WITH EXTERNAL YARD

LOCATION

The premises are situated on Seagate, between the junctions of Ellis Street and Broad Street. Crooked Lane runs directly to the south of the premises providing access to a small surfaced yard. The premises are directly opposite Model Jetty and therefore provides excellent access to Peterhead Harbour. The location of the property is shown on the above plan which is provided for indicative purposes only.

DESCRIPTION

25 Seagate provides a double bay warehouse of blockwork construction with a metal truss roof. The unit benefits from the following:-

- Modern insulated panel roof with natural roof lights
- Concrete floor
- LED lights
- Roller shutter door 6m (h) x 6m (w)
- Eaves height c. 6.5 – 7.3m. Ridge 9.6m
- Small office and W.C's
- 3 Phase power

In addition there is a small yard to the side of the premises. Approx 480 sq.m. (5,160 sq.ft).

PLANNING

The unit lies within an area designated Peterhead Town Centre. Interested parties are advised to satisfy themselves that their use is compatible.

FLOOR AREAS

The subjects have been measured on a gross internal area basis in accordance with the RICS Code of Measuring Practice (Sixth Edition):-

Warehouse	595.9 sq.m	6,414 sq.ft
Yard	480.0 sq.m	5,160 sq.ft

LEASE TERMS

The warehouse and yard can be leased separately or together. Terms on application.

RATEABLE VALUE

The property is entered in the Valuation Roll as having a Rateable Value of £15,750.

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 premises will be classified as having a low energy demand and therefore an EPC is not required.

VIEWING & OFFERS

Strictly through the sole agents.

VAT

Payable at the prevailing rate on all monies due under the lease.

ENTRY

On conclusion of legal missives.

LEGAL COSTS

Each party will bear their own legal costs associated with a lease. The tenant will be responsible for LBTT and Registration Dues.

VIEWING & OFFERS

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

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