

FG Burnett

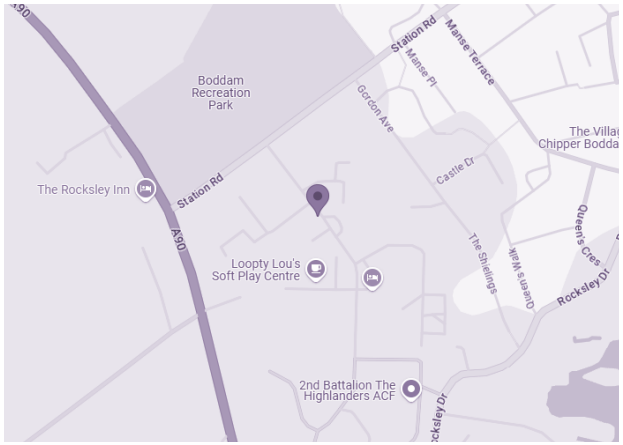
To Let / May Sell

Buchan Braes Business Park, Station Avenue

Boddam, Peterhead, AB42 3AR

88.9 - 268.9 sq.m | 957 - 2,893 sq.ft

— New Build Industrial Units



Location

The subjects are situated in Buchan Braes Business Park on a prominent position on Station Avenue and less than 250 metres from the A90 via Station Road (B9108).

Boddam is a small commuter village situated 3 miles south of Peterhead and benefits from access directly off the A96 trunk road therefore providing excellent trunk road connectivity to Peterhead and Aberdeen.

Surrounding occupiers include the Buchan Braes Hotel, Loopty Lou's Soft Play Centre and Infinity Gym, Happitots Nursery, M&K Motors and Thistle Seafoods.

Description

The subjects will comprise a terrace of three new build industrial distribution units. The terrace will have light grey metal profile insulated clad roofs and walls. Each unit will have the following specification:-

- Aluminium framed double glazed windows and doors
- Up and over roller shutter door
- LED lighting
- Internal eaves height of approx 5 metres
- Two dedicated car parking spaces to the front, plus 1 disabled parking bay
- Shared loading bay and visitor spaces to the rear



Floor Areas

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

Unit A	90.0 sq.m	968 sq.ft
Unit B	88.9 sq.m	957 sq.ft
Unit C	90.0 sq.m	968 sq.ft

Rent

All units - £800 per calendar month exc VAT.

Price

£135,000 exc. VAT per unit.

VAT

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

Lease Terms

The units are offered on new full repairing and insuring leases.

Rateable Value

The units will require to be assessed upon completion.

Rates Detail

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

Service Charge

A small service charge will be payable for the common areas. An estimate can be provided.

EPC

The units will require to be assessed for an EPC at completion.

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 joint agents.

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