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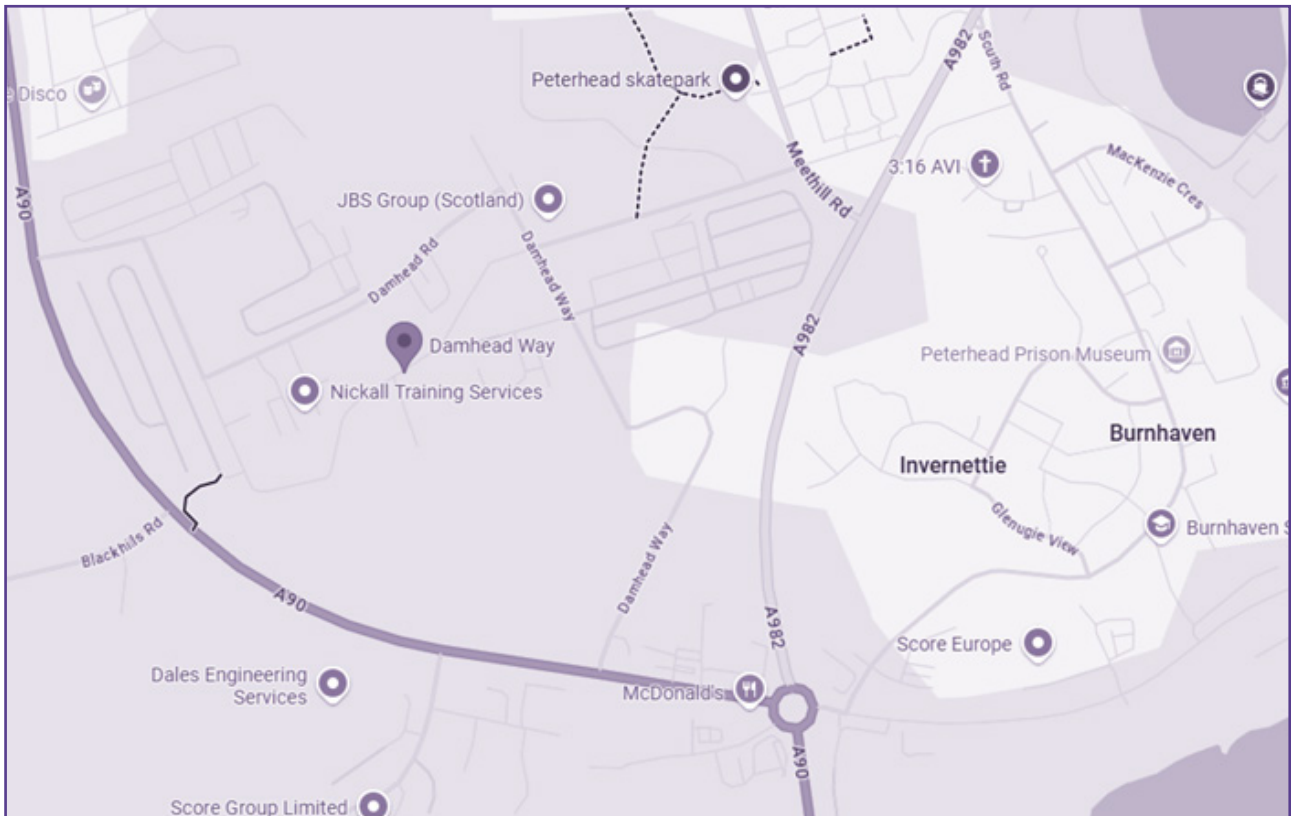
To Let/May Sell

Damhead Way

Dales Industrial Estate,
Peterhead, Aberdeenshire

Approx 1.21 Acres | 0.489 Hectares

— Site with planning permission for industrial development of
c. 960 sq.m (10,333 sq.ft)



Location

The site is situated in an elevated position adjacent to the A90 trunk Road and accessed from Damhead Way in the well established, Dales Industrial Estate, in Peterhead. The site will benefit from high visibility from the A90 and the exact location is shown on the plan above which has been provided for indicative purposes only.

Description

The site hatched red, which is regular in shape and currently hardcore surfaced, extends to approx. 1.21 acres (0.489 hectares). Planning permission exists to develop a workshop of c 960 sq.m. (10,333 sq.ft), albeit this could be amended to suit an occupiers requirements, subject to planning approval. It is envisaged that the building will be of modern steel portal frame construction, benefitting from the following:-

- Concrete floor
- Profile metal clad walls and roof
- 2 x roller shutter doors
- Concrete yard (c. 16,000 sq.ft)
- Tarmac surfaced parking for 20 cars

Description continued

Full details of the Planning consent are available from Aberdeenshire Council via Planning ref: APP/2014/3265

Additional adjacent sites outlined in red, also designated OP6 (Business) under the Aberdeenshire Council Local Development Plan, which are currently laid to grass, are also available.

Opportunity

The owner is flexible relative to either selling the site as is with the benefit of the planning consent, selling the completed building or entering into a lease of the completed building. A lease of the property as is for open storage may also be considered.

Rent / Price

On application

Rating

The development will require to be assessed on occupation.

EPC

An EPC will be prepared on completion of the building.

Rent

On application.

VAT

Any figure quoted is exclusive of VAT.

Legal Costs

Each party will bear their own legal costs associated with a lease or purchase. The tenant or purchaser will be responsible for 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.

Viewings & Offers

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

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