

FG Burnett

To Let

Upperton Industrial Estate

Peterhead, AB42 3GL

0.47 hectares | 1.15 acres

— Secure Hardcore Storage Yard

All enquiries:
01224 572 661

fgburnett.co.uk



Location

Peterhead is located some 30 miles north of Aberdeen with further links north via the A90 to Fraserburgh. Peterhead benefits from a population of circa 24,000 persons.

The subjects are located on the south side of the A90 within Upperton Industrial Estate, which sits on the south side of Peterhead close to its junction with the A982. The estate benefits from direct access to the A90 providing good transport links to Aberdeen, Fraserburgh and beyond.

The precise location has been shown on the above plan which has been provided for indicative purposes only.

Description

The subjects provide a hardcore surfaced site which is secured by way of steel palisade chainlink fencing and gates. Services are available to the site and there are CCTV security cameras currently in place.

Planning

The site benefits from having Class 6 (Storage & Distribution) use consent. Other uses may be considered on the site subject to obtaining the necessary planning consents.

Site Area

The site has been measured in accordance with The RICS Code of Measuring Practice (Sixth Edition) and approx area calculated:-

Total Site Area	**0.47 ha**	**1.15 acres**

Lease Terms

The site is available on terms to be agreed. Any medium to long term lease will require provision for upward only rent review at regular intervals.

Rent

On application.

Rateable Value

To be re-assessed on occupation.

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**

VAT

Any figure quoted is exclusive of VAT.

Legal Costs

Each party will bear their own legal costs incurred in documenting any transaction. The ingoing tenant will be responsible for any LBTT if applicable, 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 completion of legal formalities.

FG B



Viewings & Offers

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

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