

OFFICES, WORKSHOP & YARD FOR SALE



**WHITEMYRES AVENUE,
MASTRICK INDUSTRIAL ESTATE,
ABERDEEN, AB16 6HQ**

LOCATION

The property is located on the north side of Whitemyres Avenue within the popular Mastrick Industrial Estate which lies approximately 1.5 miles west of Aberdeen City Centre within close proximity to Anderson Drive, the ring road.

Major occupiers established within the estate include Arnold Clark, Peter Vardy, Aberdeen Journals and Dingbro.

Aberdeen is Scotland's third city and is known as the oil capital of Europe and boasts one of the most prosperous and dynamic economies within the UK.

The site is shown on the location plan opposite for identification purposes only.

DESCRIPTION

The property comprises a single storey industrial unit with two interconnecting bays with a double v pitched roof. The walls are of concrete block construction harled externally with a metal sheet roof carried on light steel trusses. The floor is concrete.

ACCOMMODATION

The following accommodation is provided:-

Ground Floor

Reception, general office,
4 individual offices, male,
female and disabled toilets,
staff canteen, various
workshops/stores, main warehouse

Gross Internal Area

725.20 m² (7,806 sq ft)

External storage is provided within a yard area located to the east, west and north of the building finished in hardcore with car parking provided to the front (south) of the unit for approximately 18 cars finished in tarmacadam.

SERVICES

All main services are installed. Heating to the offices is by a gas fired radiator system and by high level gas fired blowers to the industrial space. The windows are UPVC doubled glazed.

RATING ASSESSMENT

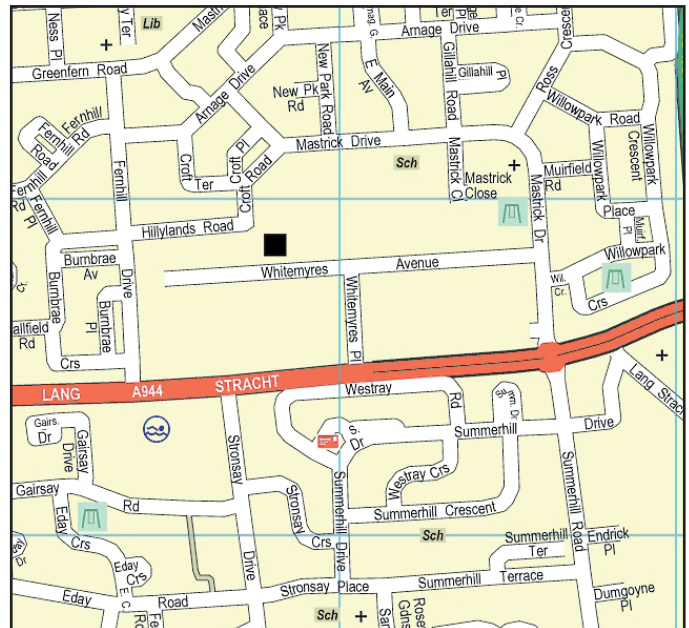
The property is entered in the valuation roll as follows:

Net & Rateable Value – £48,250.

The Uniform Business Rate for the year 2017/2018 is 49.2p in the £.

GROUND TENURE

The site which extends to 0.3 hectare (0.73 acre) or thereby is held on lease from 25th May 1965 until 27th May 2064 at a current rental of £17,725 per annum which is subject to review in May 2017 and at 5 yearly intervals thereafter.



PRICE

Offers in the region of £500,000 are invited for the leasehold interest.

VAT

All figures quoted are exclusive of Value Added Tax.

ENTRY

By arrangement.

EPC

This property has an Energy Performance Rating of E. Further details on request.

LEGAL COSTS

Each party will bear their own legal expenses, with the purchaser responsible for LBTT and registration dues in the normal manner.

OFFERS & VIEWING

All offers should be submitted in writing to the sole agents who will also make arrangements to view.