

# WORKSHOPS, OFFICES & SUBSTANTIAL YARD **FOR SALE**



**SITE C, STRABATHIE GARAGE  
MURCAR, BRIDGE OF DON  
ABERDEEN AB23 8BT**

## LOCATION

The property is located adjacent to the A90 and close to the new AWPR intersection to the north of Aberdeen only 6 miles from the City Centre. The estate has been developed over the years to provide a mixture of industrial and storage units.

Aberdeen is Scotland's third city known as the oil capital of Europe and has one of the lowest unemployment rates and most buoyant economies within the UK.

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

## DESCRIPTION

The total site extends to 1.25 hectares (3.08 acres) or thereby and has been surfaced in a mixture of hardcore, tarmacadam and concrete. There is also a concrete surfaced wash bay.

The main workshop building is of steel portal frame construction with concrete block walls and an insulated panel roof and concrete flooring incorporating an inspection pit. There is also a single storey extension providing an office and toilet. To the rear of the site there is a curved steel structure with concrete floor and metal cladding over a concrete base. There is also a single storey office building of concrete block construction roughcast externally with a flat mineral felt covered roof.

## ACCOMMODATION

The following accommodation is provided:

	<b>Net Internal Area</b>
Main Workshop, office and toilet	153.57m <sup>2</sup> (1,653 sq ft)
Curved store	133.97m <sup>2</sup> (1,422 sq ft)
Office comprising external porch, 4 offices, toilet and kitchenette	85.1m <sup>2</sup> (916 sq ft)
<b>TOTAL</b>	<b>372.64m<sup>2</sup> (3,991 sq ft)</b>

## SERVICES

Mains water and electricity are installed. Heating to the offices is by electric panels.

## RATING ASSESSMENT

The property is entered in the valuation roll as follows:

Rateable Value - £88,500.

The Uniform Business Rate for the year 2018/2019 is 51p in the £.

The ingoing occupier will have a right of appeal.

## GROUND TENURE

Freehold.

## PRICE

Offers in the region of £1,100,000 are invited for the freehold interest.



## VAT

The property has not been elected for VAT and therefore no Value Added Tax will be payable on the purchase price.

## EPC

The energy performance rating for this property is G. Further details available on request.

## ENTRY

On completion of legal formalities.

## LEGAL COSTS

Each party will be responsible for their own legal costs with the purchaser responsible for LBTT and registration dues incurred in the transaction.

## OFFERS & VIEWINGS

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