

# FOR SALE



## Industrial Unit with Yard

Huntly, 13B Steven Road, AB54 8SX

Gross Internal Area: 191.38 sq m (2,060 sq ft)

- Rare Opportunity to Purchase
- Offers over £130,000



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#### LOCATION

The subjects are located on Steven Road within the established Huntly Industrial Estate which sits on the south western side of Huntly adjacent to the A96 Aberdeen to Inverness trunk road. Huntly is approximately 35 miles north west of Aberdeen and 65 miles west of Inverness. Nearby occupiers include Sellars Agriculture, MD Motors and Long Technology.

The exact location can be seen on the above plan.

#### DESCRIPTION

The subjects comprise a semi-detached industrial unit of part harled concrete block and part profile asbestos clad walls and roof construction. The premises have previously been combined with the neighbouring unit and a concrete block dividing wall has been erected separating the two demises. The unit benefits from a large roller shutter door and 3 phase power.

Internally a large inspection pit runs the length of the unit. A staff room and single wc is located to the front of the unit with mezzanine storage above. Externally a hardcore yard is located to the front, side and rear of the premises and is surrounded by a security fence and gates.

#### FLOOR AREAS

The subjects provide the following gross internal floor areas, measured in accordance with the RICS Code of Measuring Practice (Sixth Edition)

Workshop	177.15 sq m	(1,907 sq ft)
Staffroom/WC	14.23 sq m	(153 sq ft)
Total	191.38 sq m	(2,060 sq ft)
Hardcore Yard:	1,230 sq m	

#### PRICE

Offers over £130,000

#### VAT

Any price quoted is exclusive of VAT which may be applicable.

#### RATING ASSESSMENT

The valuation role shows a rateable value of £8,500 with effect from 1st April 2017

The Uniform Business Rate for the year 2022/2023 is 49.8p in the £. Water and waste water rates are also payable.

#### ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of TBC.

Full documentation is available upon request.

#### ENTRY

On conclusion of all legalities..

#### CLOSING DATE

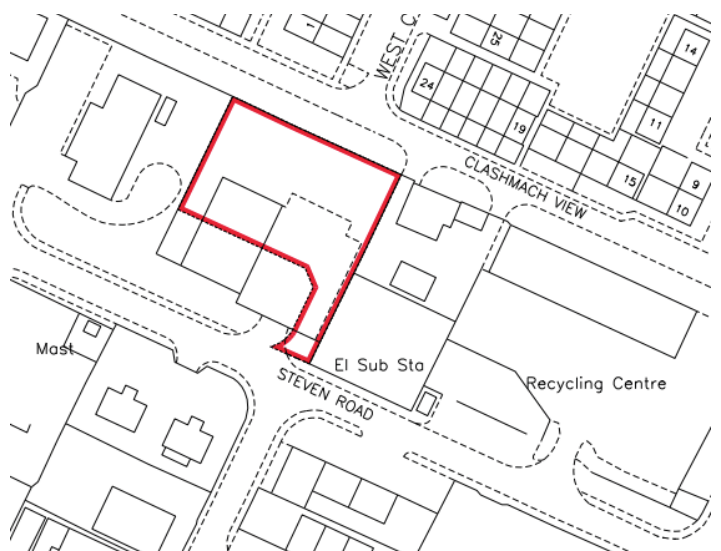
Whilst a closing date may not necessarily be set all interested parties are advised to note their interest in writing to the sole agents.

#### LEGAL COSTS

Each party to bear their own costs in relation to the transaction. The ingoing occupier will be responsible for payment of LBTT and registration dues if applicable.

#### OFFERS / VIEWING

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



## Contact

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