

COMMERCIAL SITE STEVEN ROAD, HUNTLY

- POPULAR INDUSTRIAL LOCATION
- SECURE LEVELLED SITE
- 1.54 HECTARES (3.81 ACRES)
- OFFERS IN THE REGION OF £665,000



LOCATION

The property is located within the established Steven Road Industrial Estate in Huntly. More specifically, the subjects are situated on the north side of Steven Road, which links on to George V Avenue leading to the A96 and Huntly town centre. Nearby occupiers include Asda, Deans of Huntly, R&M Engineering and Addison Graphics.

DESCRIPTION

The property comprises a large, secure, rectangular site which is divided in to two distinct sections. The western most area, which has been cleared, levelled and laid to tar in part, is bound by a chain-link fence, whilst the eastern most area, which is unsurfaced, is bound by a post and wire fence.

Access is provided to each section from Steven Road via a double chain-link gate and double steel gate respectively.

The site extends to 1.54 hectares (3.81 acres) or thereby and offers potential for a range of commercial uses.

RATING ASSESSMENT

The property is currently listed within a larger demise and would require to be reassessed upon occupation.

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 is currently listed within the Valuation Roll as having a rateable value of: **£18,750**

The Uniform Business Rate for the year 2023/2024 is 49.8p in the £. Water and wastewater rates are also payable.

PRICE

We are seeking offers in the region of £665,000 for our client's heritable interest.

VAT

All prices quoted in this schedule are exclusive of VAT.

ENTRY

On conclusion of missives

LEGAL COSTS

Each party will be responsible for their own legal costs. Any ingoing tenant/occupier will be responsible for the payment of LBTT and registration dues.

OFFERS / VIEWING

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

DM Hall LLP
4-5 Union Terrace
Aberdeen
AB10 1NJ

Tel: 01224 594172
E-mail: Ruari.Macintyre@dmhall.co.uk
Chris.Paul@dmhall.co.uk

Ref: ACA1854
Date of Publication: November 2023



IMPORTANT NOTE

DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person in the employment of DM Hall has any authority to make or give any representation or warrant whatever in relation to the property.
- (iv) All prices, premiums and rents quoted are exclusive of VAT.
- (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control.
- (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.