

# FOR SALE (SUBJECT TO GROUND LEASE)

## INDUSTRIAL



13 Greshop Road, Greshop Industrial Estate,  
Forres, IV36 2GU

- Guide Price - £1,200,000
- Located Just off the A96
- Total Gross Internal Area — 3,113.10 sq.m / 33,509 sq.ft or thereby
- Total Site Area — 3.36 Acres (Over 3 Separate Ground Leases from Moray Council)





## LOCATION

Forres has a population of approximately 12,000 and is one of the principal towns within Moray. The town is situated approximately 27 miles east of Inverness and 77 miles northwest of Aberdeen. Forres is an important service and employment centre for Moray. The town's significance is enhanced by its location on the A96 as well as its links to the rail network. Forres is an attractive place to live and a popular destination for visitors, tourists, and businesses. The subjects themselves are situated within the established Greshop Industrial Estate to the West of Forres town centre.

## DESCRIPTION

The property is comprised of steel frame construction, clad with metal profile sheets to the outer walls and roof. The building also benefits from concrete flooring throughout. The property extends to approximately 33,509 sq ft consisting of large, interconnected warehouse areas with two-storey offices to the front. The building is situated on 3.36 acres of land

which is currently on three separate ground leases from Moray Council (full ground lease information available on application to the marketing agent). The large external yard provides access for delivery and distribution. Generous staff parking is provided at the front of the property.

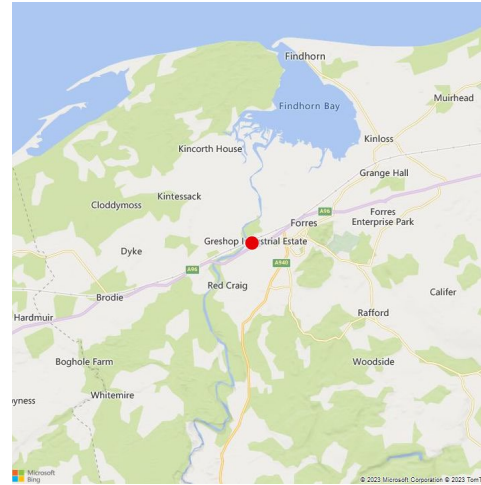
Floor plans available on application to the marketing agent.

## RATEABLE VALUE

To be determined.

## GROUND LEASE

The subjects are currently held under 3 separate ground leases which form the property on offer. We understand the total ground rent payable is £40,988 per annum with the leases expiring in November/December 2102. It is proposed that any sale would be subject to the assignation of the ground leases at Moray Council's approval.



## LEGAL COSTS + VAT

Each party will be responsible for their own legal fees. Should LBTT or registration fees be applicable the purchaser will be liable. All figures quoted are net of VAT.

## EPC/ACTION PLAN

On application.

## GUIDE PRICE

£1,200,000 net of VAT.

To arrange a viewing please contact:



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## IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
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