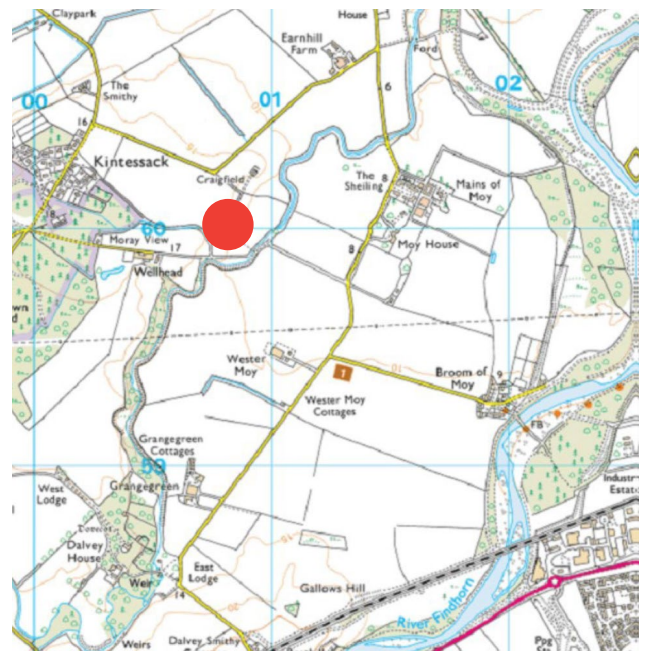




Craigfield Farm, Waterford Road, Kintessack, Forres, IV36 2SP

- Flexible lease terms available.
- GIA - 644.17 sq. m/ 6934 sq. ft or thereby.
- Rental - £20,000 per annum.
- Suitable for secure storage
- Rateable Value — to be reassessed.





LOCATION

The property is located on the outskirts of Kintessack, a small village located within Moray. It is situated approximately 3 miles north west of Forres, the second largest town in the area. The village is a short distance from the coastline which provides picturesque views of the Moray Firth. The A96 linking Inverness to Aberdeen is approximately 3 miles to the south of the subject property.

DESCRIPTION

The subjects comprise an end terraced storage unit which has a small office space within. The building is of steel portal frame construction with brick walls under a pitched clad roof with translucent roof panels. The property benefits from a large communal yard area to the front.

ACCOMMODATION

The Gross Internal Area extends to 644.17 sq. m / 6934 sq. ft or thereby.

SERVICES

We understand that the property is connected to a mains supply for electricity.

RENTAL

£20,000 per annum.

To be paid quarterly in advance.

LEASE TERMS

The property is available on flexible terms. Further details on application to the letting agents.

BUSINESS RATES

The property has a Rateable Value of £7,200.

VAT

All figures quoted are net of VAT.

LEGAL COSTS + VAT

Each party will pay their own legal costs. The incoming tenant will be responsible for LBTT or registration dues should they be applicable.

ENTRY

By mutual agreement.

EPC

On application.

VIEWING + OFFICE ADDRESS

Graham + Sibbald LLP
4 Ardross Street
Inverness
IV3 5NN

To arrange a viewing please contact:



Kenny McKenzie

Senior Surveyor

Kenny.McKenzie@g-s.co.uk

01463 701887

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.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: December 2023