

# TO LET

**OFFICE ACCOMMODATION** 



# 4 NETHERHILL ROAD, KIRKTOWN, ST FERGUS, AB42 3EE



- NIA: 123.36 SQ.M (1,328 SQ.FT)
- RENTAL: £6,000 PER ANNUM EXCLUSIVE OF VAT
- MIXED USE OPPORTUNITY
- 100% RATES RELIEF MAY BE AVAILABLE TO QUALIFYING TENANTS

VIEWING & FURTHER INFORMATION:

Mark McQueen & Alistair Nicol– Mark.mcqueen@shepherd.co.uk alistair.nicol@shepherd.co.uk

Tel: 01224 202800 www.shepherd.co.uk

#### LOCATION:

The subjects are located at the southern end of Netherhill Road within the town of Kirktown. Kirktown itself is located immediately south of the village of St Fergus which lies approximately 4 miles north of Peterhead and approximately 12 miles south east of Fraserburgh along the A90 Peterhead to Fraserburgh trunk road.

The Ordnance Survey extract is for identification purposes only.

#### **DESCRIPTION:**

The subjects comprise of a modern detached office building with a rear storage unit. The main office building itself is of block construction predominately rendered with a pitched roof over clad in tile. The entrance to the property is by means of a part timber part glazed entrance door leading into an entrance hallway.

Internally within the offices the floors are of timber design with carpet covering and walls and ceilings are lined in plasterboard with a paint finish. Artificial lighting is provided by means of fluorescent strip light fitments with natural lighting provided by a series of timber casement double glazed windows. Male and female W.C facilities along with staff kitchenette are located within the office building.

Located to the rear of this building there is an adjoining storage building. The storage building itself is of traditional stone construction pointed externally with a pitched roof. Within the store the floors are of concrete design with the walls of basic stonework.



# TO LET

## OFFICE ACCOMMODATION



# 4 NETHERHILL ROAD, KIRKTOWN, ST FERGUS, AB42 3EE

#### ACCOMMODATION:

The subjects provide the following accommodation:-

ACCOMMODATION	M²	FT <sup>2</sup>
Offices	90.48	974
Store	32.88	354
Total	123.36	1,328

The foregoing areas have been calculated on a net internal area basis in accordance with the Code of Measuring Practice (Sixth Edition) as prepared by the RICS.

#### **LEASE TERMS:**

Our clients are seeking to lease the premises for a negotiable period on Full Repairing and Insuring terms. Any medium to long terms lease durations will be subject to periodic upward only rent reviews.

#### **RENTALS:**

A rental of £6,000 per annum exclusive of VAT. As is standard practice this will be payable quarterly in advance.

#### **RATING:**

The subjects are entered into the Valuation Roll at a Rateable Value of £8,700. We would point out that 100% rates relief may be available to qualifying tenants.

### **ENERGY PERFORMANCE CERTIFICATE:**

Further information and a recommendation report is available to seriously interested parties upon request.

### **LEGAL COSTS:**

Each party will be responsible for their own legal costs associated with this transaction with the tenant being responsible for the cost of LBTT, Registration Dues and the cost of obtaining landlords consent.

#### **ENTRY DATE:**

Upon conclusion of Legal Missives.



## **VIEWING & OFFERS:**

For further information or viewing arrangements please contact the sole agents:

**Shepherd Chartered Surveyors** 35 Queens Road Aberdeen **AB15 4ZN** 

**Publication Date: June 2018** 

Contact: Mark McQueen & Alistair Nicol Email: mark.mcqueen@shepherd.co.uk

Alistair.nicol@shepherd.co.uk

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should no trely on them as statements or representations 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 J& E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.