

ON THE INSTRUCTIONS OF



Ryden.co.uk
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25 Albyn Place, ABERDEEN AB10 1YL

TO LET DEVELOPMENT OPPORTUNITY SERVICED SITE



**FAIRNEY BUSINESS PARK
WEST SHORE ROAD
FRASERBURGH
AB43 9LG**

Viewing is strictly by arrangement with the sole letting agent.

Site Area:
0.45 Hectares (1.12 acres)

Contact:
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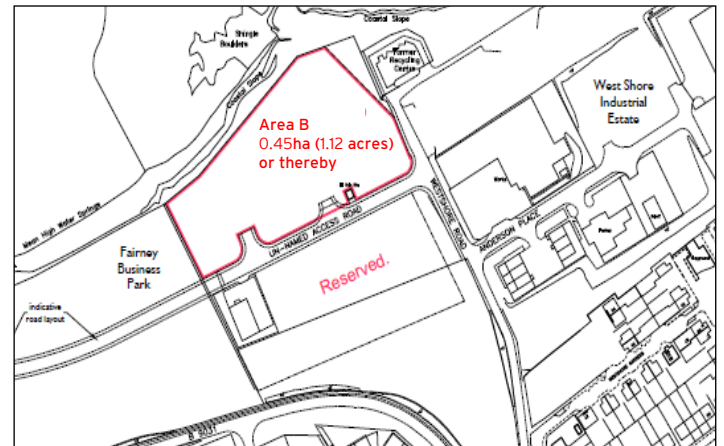
Dundee
01382 227900

London
0207 436 1212



Site Area:

The site extends to approximately 1.18 hectares (2.92 acres).



Location:

The subjects are located in the town of Fraserburgh which is approximately 40 miles north of Aberdeen. The site is situated adjacent to West Shore Road, a short distance from Fraserburgh town centre and the busy harbour area. There is a continued intention by the Harbour Commissioners to diversify into the emerging renewable sector, meaning that the harbour in Fraserburgh could become a focal point for the operating and maintenance of vessels and supplies for planned offshore windfarm projects.

Description:

The site extends to approximately 1.18 hectares (2.92 acres) and offers the opportunity for industrial development or general storage. The area is reasonably level and the site could be sub divided into smaller plots.

Services:

Services are believed to be adjacent to the site however prospective occupiers should check the availability and capacity of services with the relevant suppliers. Any occupier will be responsible for a payment of an annual service charge for the upkeep and maintenance of any common parts of the business park.

Planning:

It is considered that the site is suitable for uses falling within Class 4,5 & 6 of the Use Classes (Scotland) Order 1997 although prospective occupiers should discuss their development proposals with the relevant planning officer who can be contacted by telephoning 01261 813210 or email: bb.planapps@aberdeenshire.gov.uk

Any interested parties should make enquires on planning matters to Aberdeenshire Council.

Lease Terms:

The subjects are offered on a 175 year lease term subject to a grassum payment in lieu of an annual market rent.

Viewings:

Any parties looking to view the site should do so in the first instance via the sole letting agent.

VAT:

The land is **not** opted to tax.

Legal Costs:

Each party will be responsible for their own legal costs incurred in the transaction with the ingoing tenant being responsible for any LBTT and registration dues where applicable.

Further Information:

For further information, please contact:

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