



Refurbished Office / Workshop with Yard
**UNIT 14 KESOCK ROAD
INDUSTRIAL ESTATE**

Kessoock Road, Fraserburgh, AB43 8UE

- Unit: 419sq.m. (4,510sq.ft.) approx.
- Yard: 530sq.m. (634sq.yds) approx.

Offers over £85,000

Contact Details
Telephone: 01467 469261
Email: estates@aberdeenshire.gov.uk
www.aberdeenshire.gov.uk/property

FOR SALE

UNIT 14 KESSOCK ROAD INDUSTRIAL ESTATE

Kessock Road, Fraserburgh

Location:

Kessock Road Industrial Estate is located at the south end of Fraserburgh on Kessock Road, which runs between South Harbour Road and Maconochie Road. Fraserburgh is located on the Banff & Buchan coast some 40 miles north of Aberdeen via the A90 and A952. Adjacent occupiers include Gray & Adam, Aberdeenshire Council; Screwfix; Kelar Cleaning and Origin.

Description:

Unit 14 is a single storey industrial building of block and roughcast walls with pitched corrugated cladding roof externally, and most recently fitted out internally as consulting rooms.

There are two WC compartments and many of the rooms have wash hand basins.

To the rear is an unfenced area of land which is to be sold with the unit.

Suitable for a variety of business uses including office, light and general industry.

Accommodation:

The accommodation comprises:

Building: 419sq.m. (4,510sq.ft.) approx.

Yard: 530sq.m. (634sq.yds.) approx.

Measurements have been calculated in accordance with the RICS Code of Measuring Practice.

Services:

The property is served with mains gas, electricity, drainage and mains water.

Interested parties should make their own enquiries about the detailed whereabouts and capacity of services.

Energy Performance Certificate (EPC):

Band F, a copy is available upon request.

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Rating Information:

This property is entered into the Valuation Roll as a Clinic with a Net Annual Value / Rateable Value of £14,250. New owners can appeal this assessment.

Changes to use and layout may affect this value. Interested parties should note that this figure may be subject to change following the 2023 Revaluation, effective from 1 April 2023.

Planning:

The property is located in an area zoned for classes 4, 5 and 6 of the Use Classes (Scotland) Order 1997 in the Aberdeenshire Local Plan. Interested parties should make their own enquiries as to whether it is suitable for their intended use. Enquiries should be directed to: Planning Team:

E: [planning @aberdeenshire.gov.uk](mailto:planning@aberdeenshire.gov.uk)

T: 01467 534333

Price:

Offers over £85,000 (excluding VAT) are invited

VAT:

All prices, rents, premiums quoted are exclusive of VAT.

Legal Costs:

Each party will bear their own legal costs. The purchaser will pay LBTT and registration dues.

Viewing Arrangement / Offers:

Offers:

Any person who wishes to submit an offer to purchase the property should note their interest with:

Estate Section, Aberdeenshire Council, Woodhill House, Westburn Road, Aberdeen AB16 5GB

Email: estates@aberdeenshire.gov.uk

In the event of a closing date is set, all persons who have noted their interest in the property will be sent details of the closing date, together with detail of the Council's tender procedures that must be strictly adhered to.

Offers must state a price and must be valid offers in Scottish Law and submitted in the official tender envelope. Offers submitted otherwise than in accordance with this requirement may not be considered.

Bidders should note that the Council is not bound to accept the highest or indeed any offer received.

Date of Entry:

By arrangement and agreed upon conclusion and purification of missives.

Viewing Arrangements:

To arrange a viewing please contact:

Contact Details

Telephone: 01467 469261

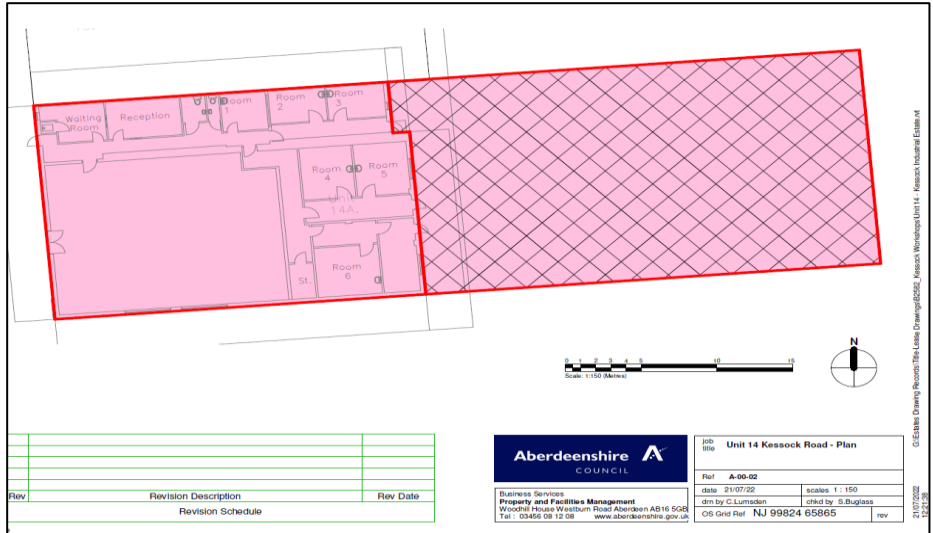
Email: estates@aberdeenshire.gov.uk

www.aberdeenshire.gov.uk/property

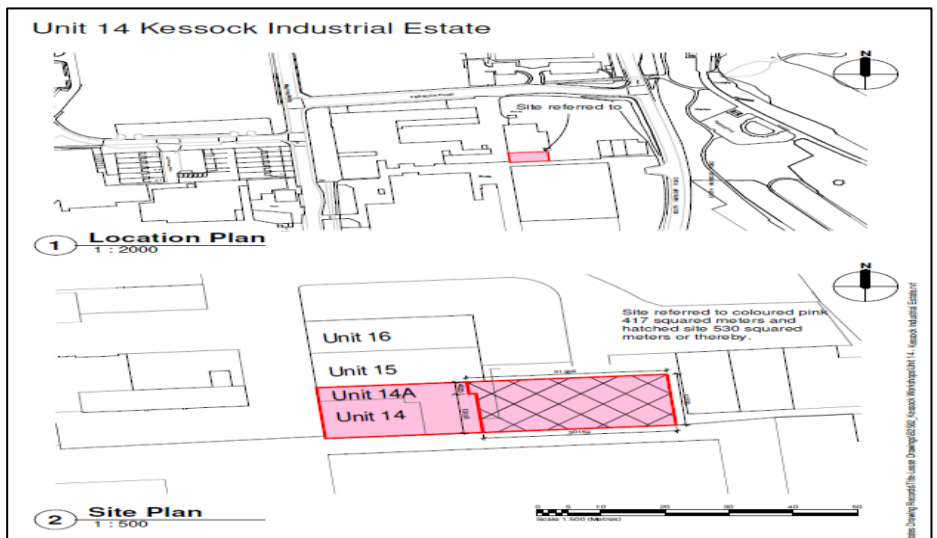
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Site Layout Plan:



Location Plan:



Aberdeenshire Council give notice that:

1. Whilst every care has been taken in the preparation of these particulars and they are believed to be correct, they are not warranted and do not constitute, nor constitute part of, an offer or contract.
2. 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 tenants or purchasers should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
3. No person in the employment of Aberdeenshire Council has any authority to make or give any representation or warranty whatever in relation to this property.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

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