

ROADSIDE GARAGE / WORKSHOP WITH YARD

- > LOCATED AT BUSY CROSSROADS JUNCTION ON A933 BETWEEN ARBROATH, BRECHIN, FORFAR, AND MONTROSE.
- > POTENTIAL FOR CONVERSION FOR A VARIETY OF RETAIL/ROADSIDE USES (SUBJECT TO CONSENT)
- > ELECTRIC ROLLER SHUTTER DOOR
- > 225.45 SQ M (2,246 SQ FT)
- > EAVES HEIGHT 3.6M
- > OFFERS INVITED TO LEASE



TO LET

CROSSROADS GARAGE, KINNELL, DD11 4UE

CONTACT: Gavin Russell g.russell@shepherd.co.uk - Scott Robertson s.robertson@shepherd.co.uk - www.shepherd.co.uk 01382 878005





LOCATION

Crossroads is a roadside location approximately 3 miles north of the village of Friockheim on the A933 and is conveniently situated within easy reach of the Angus towns of Forfar, Brechin, Arbroath and Montrose.

DESCRIPTION

The subjects comprise a detached unit of brick/block construction with modern profile metal sheet cladding to the walls and roof over.

Internally the accommodation comprises largely open plan workshop space over two sections (front and rear). The workshop has an eaves height of circa 3.6 m.

The subjects are access via a timber pedestrian door with a separate 3.5m x 3m electric roller shutter door.

There is a large private yard and car parking area adjacent serving the site of circa 350 Sq M.

Previously the site formed garage premises and a blacksmiths workshop and is currently vacant and suitable for a similar class 4 use.

Alternatively, the subjects may be suitable for a variety of roadside and retail uses subject to the appropriate local authority consents being obtained.

RATEABLE VALUE

The premises have been assessed for rating purposes and are entered in the valuation Roll at:

Rateable value: £4,900.

PROPOSAL

Our clients are seeking offers subject to the proposed use on full repairing and insuring terms for a negotiable number of years.

Offers subject to planning will be considered.

VAT

For the avoidance of doubt all prices quoted are exclusive of VAT which may be applicable..

LEGAL FEES

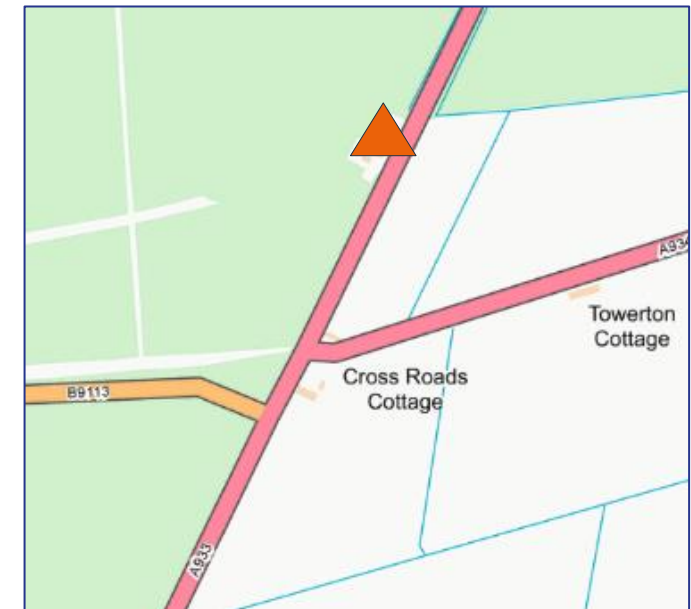
Both parties shall be responsible for their own legal costs with the ingoing tenant responsible for any LBTT, registration dues and VAT thereon.

MONEY LAUNDERING

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed

ACCOMMODATION	Sq.M	Sq.Ft
Ground	225.45	2,426
TOTAL	225.45	2,426

These areas have been calculated on a gross internal area basis in accordance with the RICS Code of Measuring Practice (Sixth Edition).



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

Shepherd Chartered Surveyors 13 Albert Square, Dundee DD1 1XA 01382 200454

Gavin Russell - g.russell@shepherd.co.uk : Scott Robertson s.robertson@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 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 not rely 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. **PUBLICATION: AUGUST 2022**

www.shepherd.co.uk

