Plot 2 & 3, Site 2, Strathspey Industrial Estate, Woodlands Terrace

FOR SALE

- OVERHEAD GANTRY CRANES IN SITU
- GIA: 1,180 SQ.M / 12,705 SQ.FT OR THEREBY
- TOTAL SITE AREA: 0.75 ACRES OR THEREBY
- SALE PRICE: ON APPLICATION
- SUBJECT TO GROUND LEASE

GRANTOWN PH26 3JZ

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We value property
LOCATION
The property is situated on the north side of Woodlands Terrace within the established industrial estate known as Strathspey Industrial Estate. The industrial estate lies to the south of Grantown on Spey in an established commercial area within close proximity to the roundabout providing access to the A95 leading to the A9 trunk road. Grantown on Spey itself lies approximately 35 miles south of Inverness and 153 miles north of Glasgow.

DESCRIPTION
Sites 2 & 3 comprise a largely hard standing yard and storage area with a steel portal frame and profile metal sheet clad fabrication unit. The main fabrication unit has been extended and altered to meet the needs of the previous business.

Sites 2 & 3 comprise a total area of 0.75 acres or thereby and is currently held on a long term ground lease from the Highland Council.

ACCOMMODATION
Fabrication Unit - 1,180 sq.m / 12,705 sq.ft or thereby.

The property benefits from two roller shutter doors extending to the following sizes:
- Roller door 1: 5.19 x 8.45m.
- Roller door 2: 3.80 x 6.22m.

SERVICES
We understand the unit is served by mains water and electricity supplies, whilst drainage is to the public sewer.

SALE PRICE
On application.

RATEABLE VALUE
The property is currently entered in the Valuation Roll with a Rateable Value of £25,000.

VAT
All figures quoted are net of VAT.

GROUND LEASE
Sites 2 & 3 are owned by the Highland Council who have granted occupation via a long term ground lease to MacKellars Sub Sea Limited originally for a period of 60 years. The ground lease is due to expire as at March 2055 with the current passing rental being £3,400 per annum.

Further details are available on application to the selling agent.

ENTRY
By mutual agreement and agreement with the Highland Council for the assignation of the ground lease.

ENERGY PERFORMANCE CERTIFICATE
On application.