

FOR SALE

INDUSTRIAL / TRADE COUNTER WITH YARD

CLOSING DATE SET – THURSDAY 30th JULY @ 12 NOON



MARKETHILL ROAD, TURRIFF,
AB53 4AG

- Prominently located within Turriff Industrial Estate
- Former Travis Perkins Store and Trade Counter
- GIA of 1,132.59 sq.m (12,191 sq.ft) with the yard

The property is located in Turriff, approximately 36 miles north-west of Aberdeen. Turriff is a well-established rural market town situated on the A947 Aberdeen—Banff trunk road, providing direct connectivity to both Aberdeen and the wider Aberdeenshire region. The town serves as an important local hub for the surrounding agricultural catchment and benefits from a steady flow of trade linked to farming, construction and associated industries. The subject property is positioned to the north of Turriff town centre within the established industrial estate, which accommodates a range of trade, storage and distribution occupiers.

The map displays a complex network of streets and land use. Key features include:

- Streets:** Builders Yard, Industrial Estate, Market Hill, Church Street, Garden Place, Cornfield Road, and others.
- Landmarks:** Industrial Estate, Market Hill, Church Street, Garden Place, Cornfield Road, and others.
- Scale:** 100m and 200m scale bars are provided at the bottom.
- Orientation:** A north arrow is located in the bottom right corner.

The property comprises two interconnecting industrial units with a front-facing trade counter, all set within a secure yard. The accommodation is of steel portal frame construction throughout, incorporating a larger warehouse and a smaller adjoining unit. The trade counter is partly integrated within the smaller unit, with a single-storey projection to the front, and a further store to the rear.

The subjects have been measured on a Gross Internal Basis in accordance with the RICS Code of Measuring Practice (Sixth Edition)

The subjects are currently entered into the Valuation Roll as follows : The Rateable Value for 2026 /2027 is £40,250 . The Uniform Business Rate for the year 2026 /2027 is 48 .1p in the £



Warehouse 1



Warehouse 2

PRICE

£200,000 is sought for our client's heritable interest in the property.

CLOSING DATE

An informal closing date has been set for Thursday 30th of July at 12 noon.

For further details please contact the marketing agents.

TENURE

Heritable interest (Scottish Equivalent of English Freehold)

VAT

All figures quoted are exclusive of Value Added Tax

ENERGY PERFORMANCE CERTIFICATE

The subjects have an EPC of "B"

Further details and report are available on request

LEGAL COSTS

Each party will be responsible for their own legal costs in connection with the lease with the ingoing tenant liable for LBTT and registration dues in the normal manner.

VIEWING

To arrange a viewing or for further information please contact the sole sales agents



To arrange a viewing please contact:



SHONA BOYD
Senior Surveyor
 shona.boyd@g-s.co.uk
 07741 314 188



CHRIS ION
Divisional Director
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IMPORTANT NOTICE

1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices. Date published: July 2026

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, persona and or detailed financial and corporate information will be required before any transaction can conclude.