TO LET

TWO SECURE YARDS

GRAHAM SIBBALD



Middlemuir Yards, Whitecairns, Aberdeen, AB23 8XP

- Two secure storage yards, available together or separately
- Located 7 miles north of Aberdeen
- From 0.52 acres to 1.09 acres

LOCATION
The yards are situated in Middlemuir, just 8 miles north of Aberdeen City Centre and 8 miles north east of Dyce. The subjects are easily accessible by road, and just 4.5 miles from the Aberdeen Western Peripheral Route (AWPR) which provides great links across Aberdeen.

The surrounding area is a healthy mixture of both commercial, residential and agricultural. Nearby commercial occupiers include G&A Timber, Simpsons Coaches and JB Plant & Civils.

DESCRIPTION
The subjects comprise of two separate secure yards, with a water connection and mains services available in the vicinity.

Yard 1 extends to approximately 24,807 sq. ft (0.57 acres) and offers access from the north elevation through secured gates. The yard is mainly surfaced with gravel and enclosed by steel palisade fencing, along with a hedge on the north elevation.

Yard 2 extends to approximately 22,581 sq. ft (0.52 acres) and has a rectangular shape, accessible from the south elevation via a secure gate. It is surfaced with gravel and enclosed by steel palisade fencing, with a hedge on the north elevation.

RENT
Yard 1 — £14,000 per annum,
exc. Yard 2 — £13,000 per
annum, exc.

LEASE TERMS
The yards are offered on a new Full Repairing and Insuring lease for a period to be agreed incorporating rent reviews at appropriate intervals.

ENTRY
Immediate, upon completion of legalities

RATING
The subjects are entered into the current Valuation Roll as follows:

Yard 1 - Rateable Value =
£7,000 Yard 2 — Rateable
Value = £6,700

The Unform Business Rate for 2024/2025 is 49.8p in the £.

An occupier may be eligible to qualify for 100% rates relief under the Small Business Bonus Scheme.

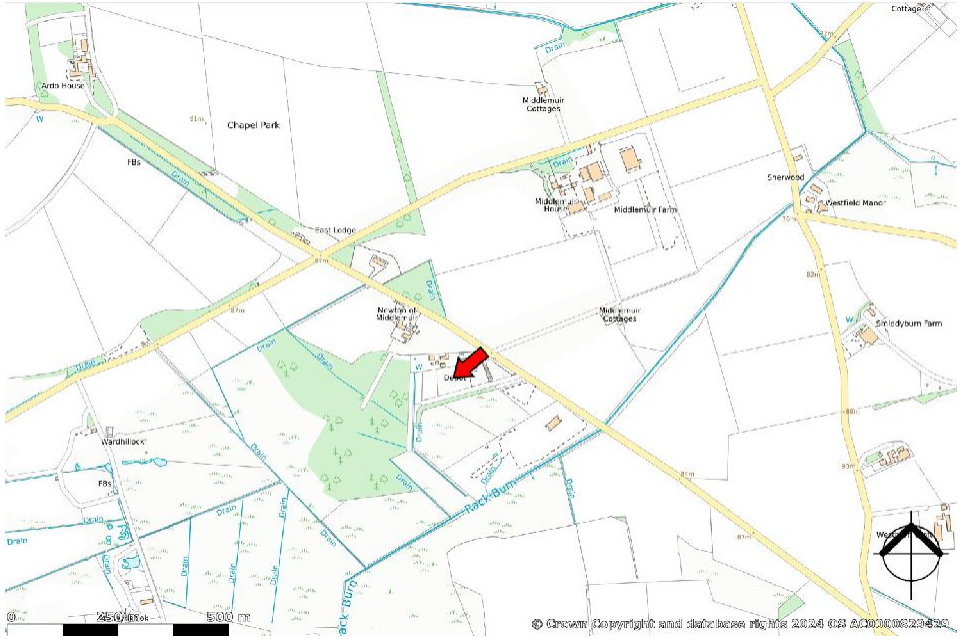
VAT
The rent quoted is exclusive of VAT, which may be applicable

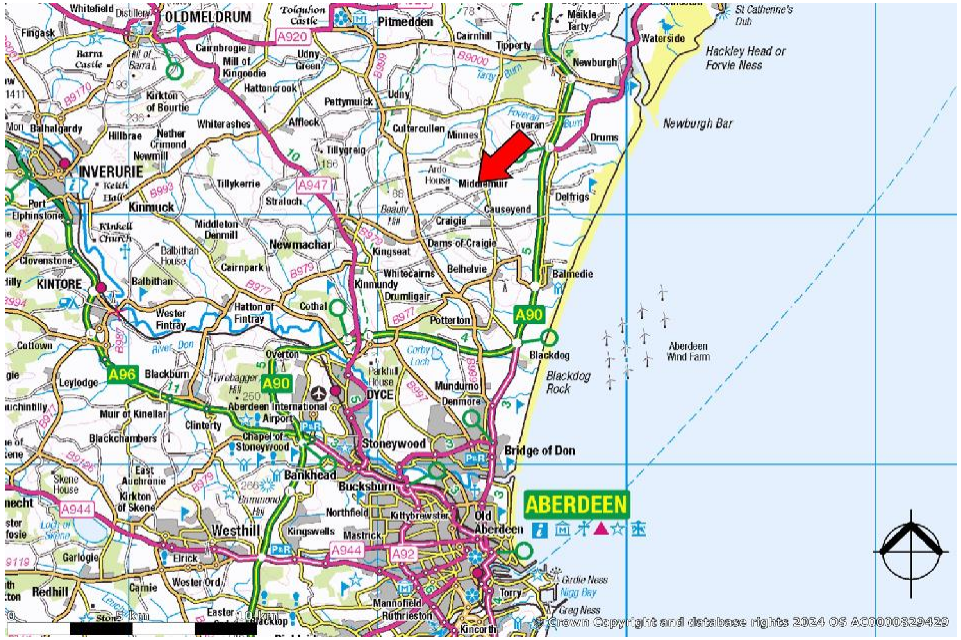
LEGAL COSTS
Each party will be responsible for their own legal costs associated with this transaction. The tenant will be liable for any Land & Buildings Transaction Tax and registration dues, if applicable.

VIEWING
To arrange a viewing or for further information please contact the sole letting agents:









To arrange a viewing please contact:



Molly Peeters
Graduate Surveyor
molly.peeters@g-s.co.uk
07825 875303



Chris Ion
Partner
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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, personal and or detailed financial and corporate information will be required before any transaction can conclude

IMPORTANT NOTICE

1. These particulars are intended as 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.
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6. Date of Publication: September 2024