

TO LET

INDUSTRIAL/WORKSHOP

STANDALONE
WORKSHOP & STORE

EXTENDS TO: 512 M² (5,512 FT²)

SITE AREA APPROX: 1 ACRE

QUALIFIES FOR
100% RATES RELIEF

MAY SUIT VARIOUS USES, STP

EASY CONNECTION TO
A96 TRUNK ROAD

RENT: £27,500 PER ANNUM

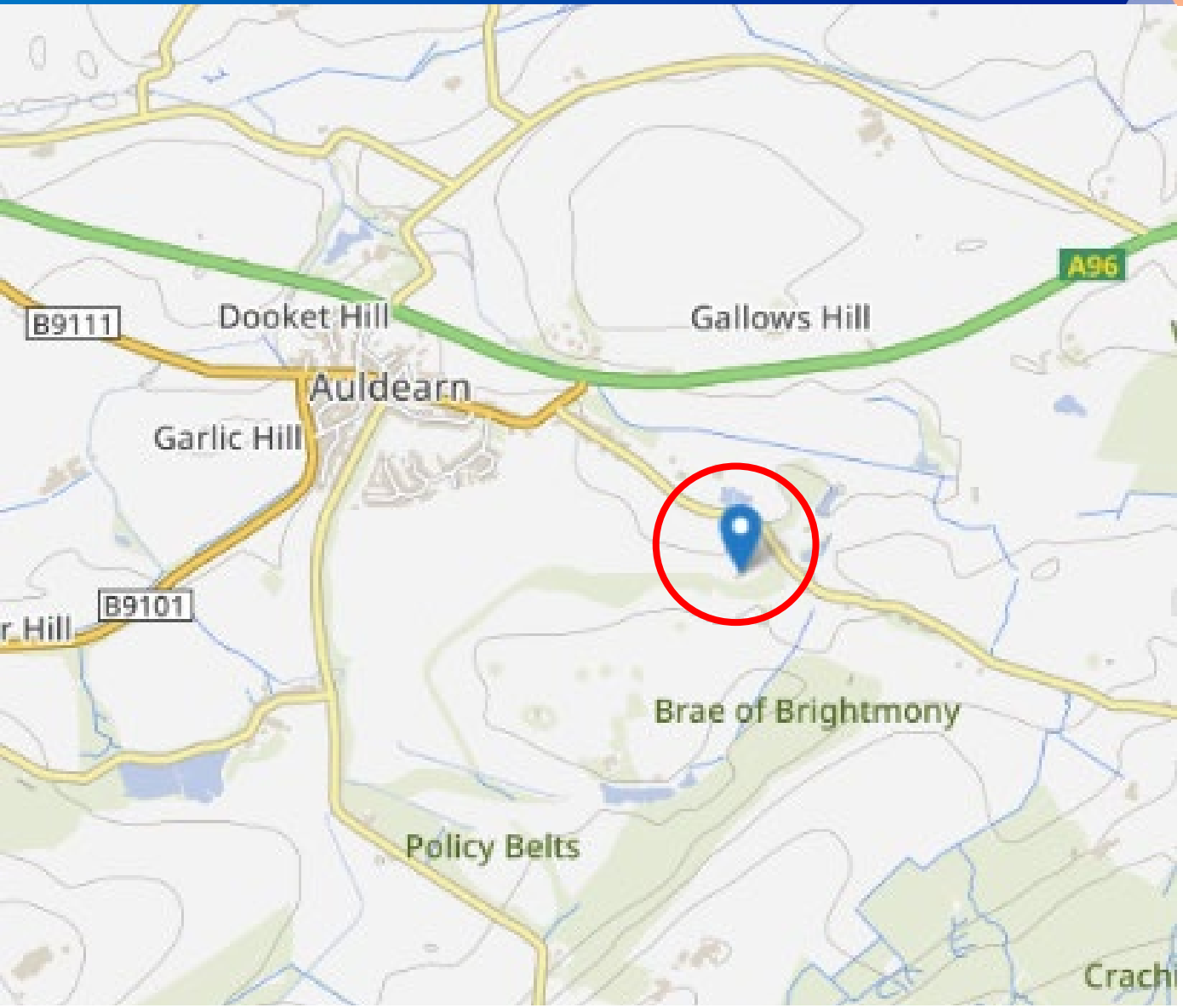
WHAT 3 WORDS

VIDEO TOUR

WORKSHOP, MOYNESS ROAD, AULDEARN, NAIRN, IV12 5JZ

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SHEPHERD
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STANDALONE WORKSHOP/STORE WITH EXTERNAL YARD AREA

FIND ON GOOGLE MAPS

LOCATION

The property is located approximately ¼ mile to the east of the village of Auldearn an attractive and historic village situated approximately 2 miles east of the popular coastal town of Nairn the historic “county” town and principal administrative and service centre for Nairnshire. Nairn offers a good range of local amenities, including both local and national operators, supermarkets, professional services, hotels and restaurants. Other facilities include both primary and secondary schools, a swimming pool and leisure facilities a museum, a marina and two championship golf courses. The town is also well known for its attractive sandy beaches and its popular coastal setting.

Auldearn itself enjoys a pleasant rural setting, combining the benefits of a quieter village environment with convenient access to the wider amenities and services available in nearby Nairn. The village has a primary school including nursery provision. The 1645 Inn provides hotel accommodation, a public bar and restaurant. Nearby Boath House hotel and restaurant offers a country-house dining destination. The Dunbar Memorial Hall provides a venue for local community activities and events. There is a Village Green and Rose Garden and local scenic walks. Historic attractions include the Boath Doocot, Caslte Hill and the historic battlefield associated with the Battle of Auldearn in 1645.

The location benefits from excellent road connectivity, with the A96 providing convenient access westwards to Inverness, approximately 20 miles distant, and eastwards towards Forres (7.5 miles), Elgin (20 miles) and Aberdeen (87 miles). Inverness Airport at Dalcross lies approximately 12 miles south-west of Auldearn and provides daily flights within the UK and also to some European destinations. Auldearn is on a regular daily bus route and the railway station in nearby Nairn is on the main Aberdeen to Inverness railway line.

The subject property is located on Moyness Road approximately ¼ mile to the east of Auldearn village centre. Moyness Road connects easily to the B9111 Forres Road only a short distance from a T-junction joining the main A96 trunk road. The surrounding area is rural in nature and primarily comprises residential properties and farmland.



DESCRIPTION

The property comprises a standalone building of steel portal frame construction set under a pitched roof clad with profile metal sheeting incorporating daylight roof panels. The lower walls are of blockwork construction to a height of approximately 2.15 meters with the upper walls clad with profile metal sheets. The building benefits from a high eaves height of approximately 4.6 m rising to 6.6 m at the Apex. There is a parts/tool store on the northeast most gable end of the building accessed internally off the main shed. The store is of concrete block wall construction under a flat timber roof with a roof void above with an outer lean-to metal sheet clad roof over.

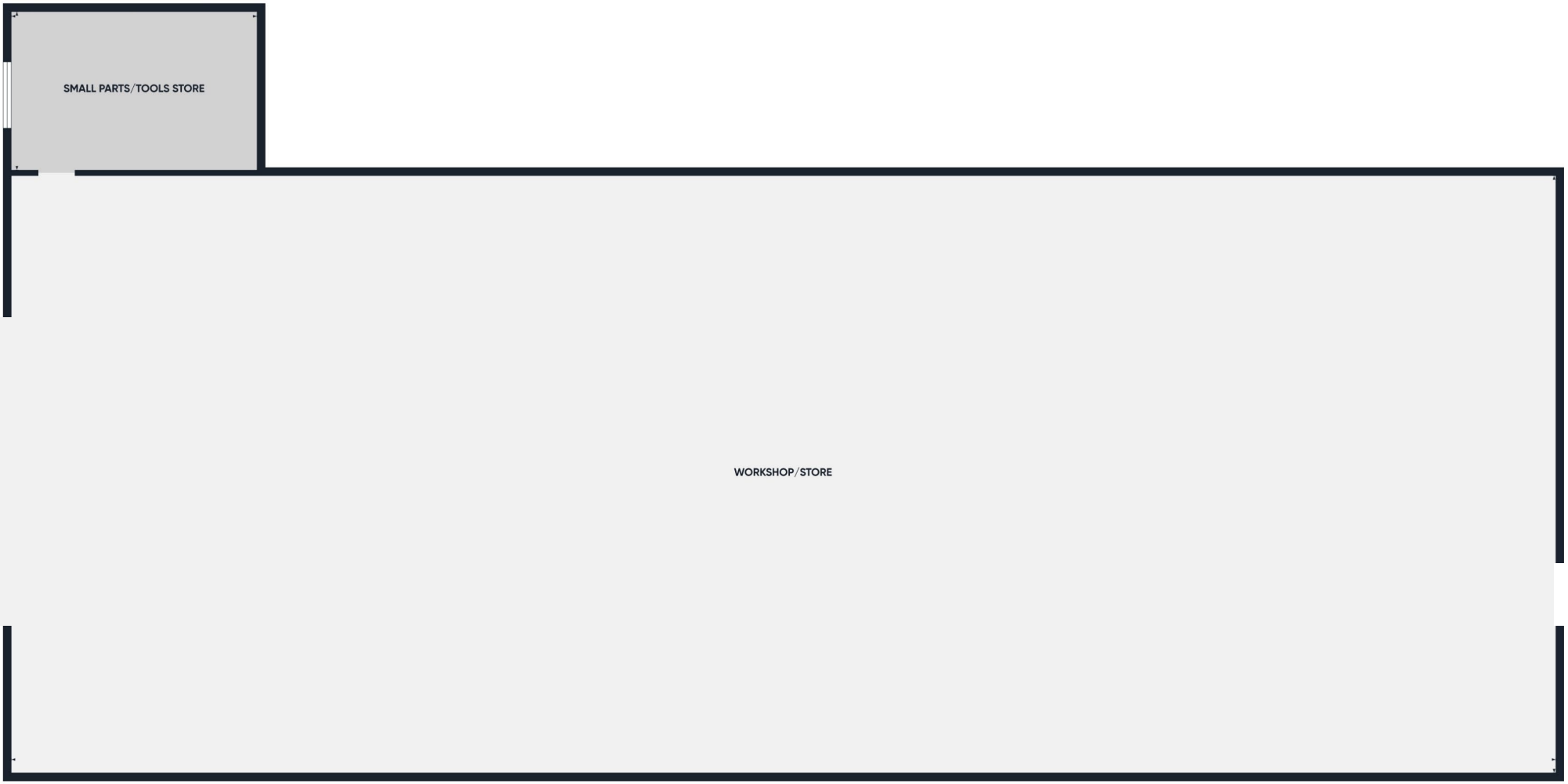
There are double sliding doors set within the northeast most gable end of the building providing opening dimensions of approximately 5.90 m wide x 4.50 m high. The building floor is currently part surfaced in solid concrete to a depth of approximately 12 metres from the entrance doors towards the middle of the shed with the remainder of the floor unsurfaced. The accommodation comprises an open plan main building with a small parts/tool store off the main shed. There are no on-site welfare facilities.

The building sits within a yard area extending to approximately 1 acre. There is an area of hard standing at the gable entrance doors to the building with the remainder of the site unsurfaced bounded by a perimeter timber post and wire fence. The site provides mainly level areas around the building with more undulating topography at the perimeter areas of the site. The external site may suit external storage and areas for car/vehicle parking.

FLOOR AREA

The property extends to the undernoted floor areas:-

Ref.	M²	Ft²
Main Shed	489.81	5,272
Parts/Tool Store	22.33	240
Total:	**512.04**	**5,512**


SMALL PARTS/TOOLS STORE
WORKSHOP/STORE











PLANNING

Use Classes 4 (Business), 5 (General Industrial) and 6 (Storage or Distribution) within the Town and Country Planning (Use Classes) (Scotland) Order 1997.

The property has most recently been operated as an agricultural contracting and plant hire business. The building may suit various uses, subject to securing the appropriate planning use consent. Please discuss any proposals with the marketing agents.

RATEABLE VALUE

The whole property is currently listed on the Scottish Assessor's portal as follows:

STORE, ETC: NAV/RV: £10,800.

EPC

Details are available on request.

SERVICES

The building is connected to electricity and water but there is currently no drainage provision.

LEASE TERMS

The property is available "To Let" on Full Repairing and Insuring lease terms for a period to be agreed.

A rent of **£27,500 per annum**, exclusive of VAT is sought.

ENTRY

Entry to be mutually agreed.

LEGAL COSTS & VAT

Each Party will be responsible for their own legal costs incurred in any transaction. The ingoing tenant will be responsible for LBTT, Registration Dues and any VAT thereon.

The building is not elected for the purposes of VAT, therefore VAT will not apply to the rent.



Get in Touch

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

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ANTI MONEY LAUNDERING REGULATIONS

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.

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