

PROPERTY PARTICULARS



FOR SALE

LEASEHOLD INTEREST

FORMER FISH PROCESSING FACTORY
GERRIES YARD
PETERHEAD
ABERDEENSHIRE

www.aberdeenshire.gov.uk

Property is part of Transportation & Infrastructure

Location

Aberdeenshire Council offer for sale the leasehold interest in a former fish processing facility which is strategically located in relation to the fishing harbour. Peterhead is one of Europe's largest white fish ports and is the UK's second largest pelagic port. A copy ordnance survey extract is attached showing location and extent of the property.

Description

The property, part single and part two storey, comprises a fish processing workshop together with chills, offices, canteen and toilets. The building is of steel portal frame construction, with concrete block walls harled externally. The flat roof to the front of the property is clad with asphalt sheeting. To the rear of the property the roof is clad with corrugated asbestos sheeting. Offices are situated on the ground and first floors to the front of the property. The property is in need of refurbishment throughout.

Tenure

The subjects are held on a ground lease from Peterhead Port Authority. The lease has 53 years to run and the current rent payable is £8,680 per annum. The rental is subject to review at three year intervals. The lease contains restrictions as to the use of the premises and a copy is attached. Interested parties should satisfy themselves regarding the terms and conditions contained in the lease.

Accommodation

Internally the accommodation comprises:-

Workshop

Single storey workshop building with walls mainly of metal clad plastic coated panels and false ceiling of insulated composite panels. The floor is of epoxy resin finish and is drained. Lighting is provided by flush fluorescent units. There are three chills with sliding doors one of which is mechanically operated. There are stainless steel washing sinks. Access to the processing area is provided via three roller shutter doors each measuring approx. 3m x 3m.

Locker Room

Situated on the ground floor, with fluorescent light fittings, wall mounted radiators and tiled floor.

Offices

Ground and first floor offices are situated to the front of the building. The internal walls are partly lined with timber panelling. Heating is provided by wall mounted radiators. Lighting is by fluorescent strip lights throughout.

Canteen

Situated on the first floor, with linoleum flooring, strip lighting, wall mounted heaters.

Toilets

Ladies and Gents toilet facilities in the workshop area and single toilets next to office accommodation both on ground and first floor.

Internal areas are as follows:-

Accommodation

The accommodation comprises:-

Processing	1157 sq m	(12450 sq ft)
Offices	164 sq m	(1762 sqft)
Stores/Workshop	26 sq m	(279 sq ft)
Chills	258 sq m	(2771 sq ft)
Plant	48 sq m	(516 sq ft)
Total	1,653 sq m	(17,778) sqft

Externally, there is an area of concrete surfaced car park and circulation space extending to 694 square metres to the front of the property, enclosed by a concrete block and harled wall.

Services

The subjects are connected to mains electricity, water and drainage services. Interested parties should satisfy themselves regarding the detailed whereabouts, capacity and condition of services. The Council do not guarantee the integrity of the services nor do they warrant that the services are in working order.

Rating Information

It is understood that the current rateable value is £45,500

Sale Price

Offers are invited for the Council's leasehold interest.

VAT

VAT will be levied on the sale price.

Legal Costs

Each party will be responsible for their own legal costs arising from the transaction. The purchaser shall be solely responsible for any stamp duty land tax and for registration.

Date of Entry

On purification of Missives.

Viewing Arrangements

Lucy Rushworth, Estates Surveyor

Tel: 01224 - 664246, Fax: 01224 - 664470

E:mail: property@aberdeenshire.gov.uk

Offers

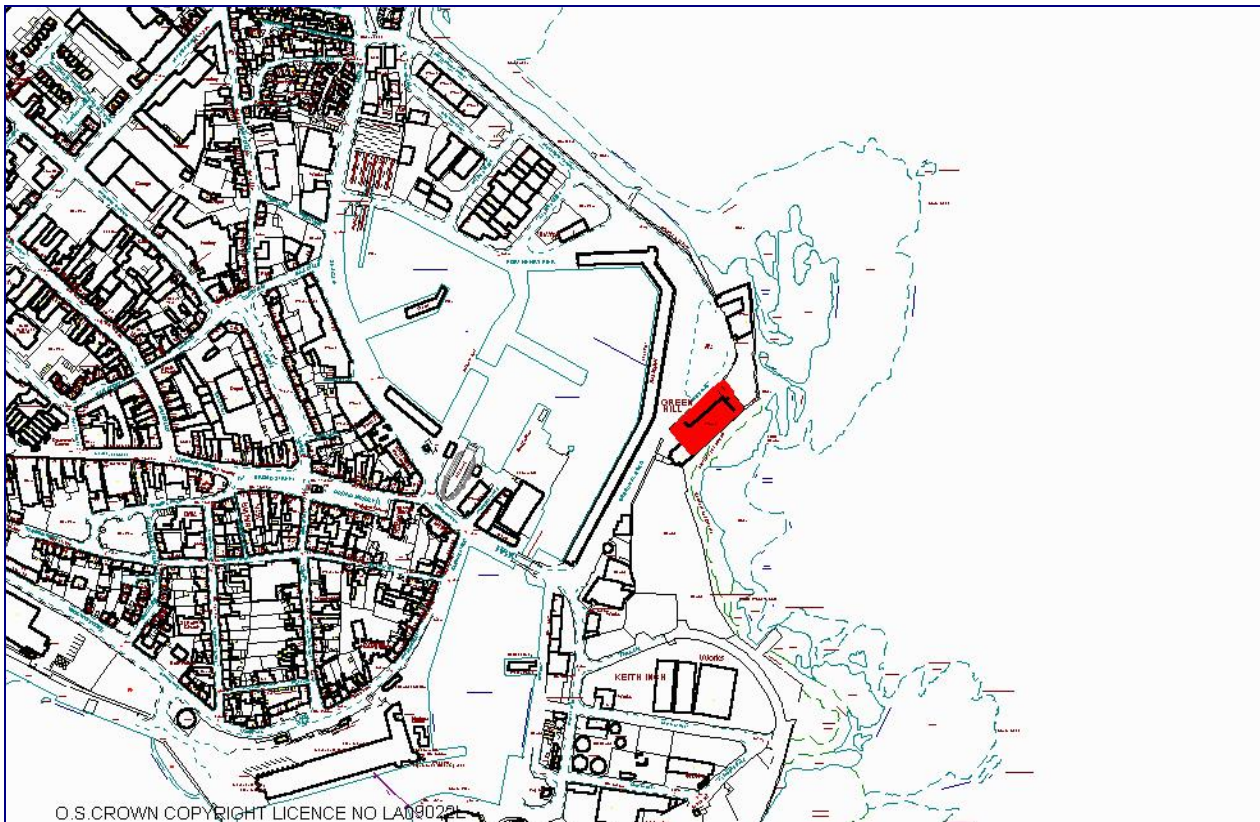
Offers are invited for the leasehold interest.

Any persons who wish to submit an offer to purchase the property should note their interest with the Estates Manager, Aberdeenshire Council, Woodhill House, Westburn Road, Aberdeen AB16 5GB, either in writing or by telephoning Aberdeen (01224 664255).

All persons who have requested that their interest in the property be noted will receive formal confirmation of their noted interest. They will be sent details of the closing date once it has been set together with details of the Council's tender procedures which must be strictly adhered to. Offers to purchase must state the price and must be formal probative offers in accordance with Scottish Legal Practice and must be submitted in the official tender envelope provided. Offers submitted otherwise than in accordance with this requirement will not be considered.

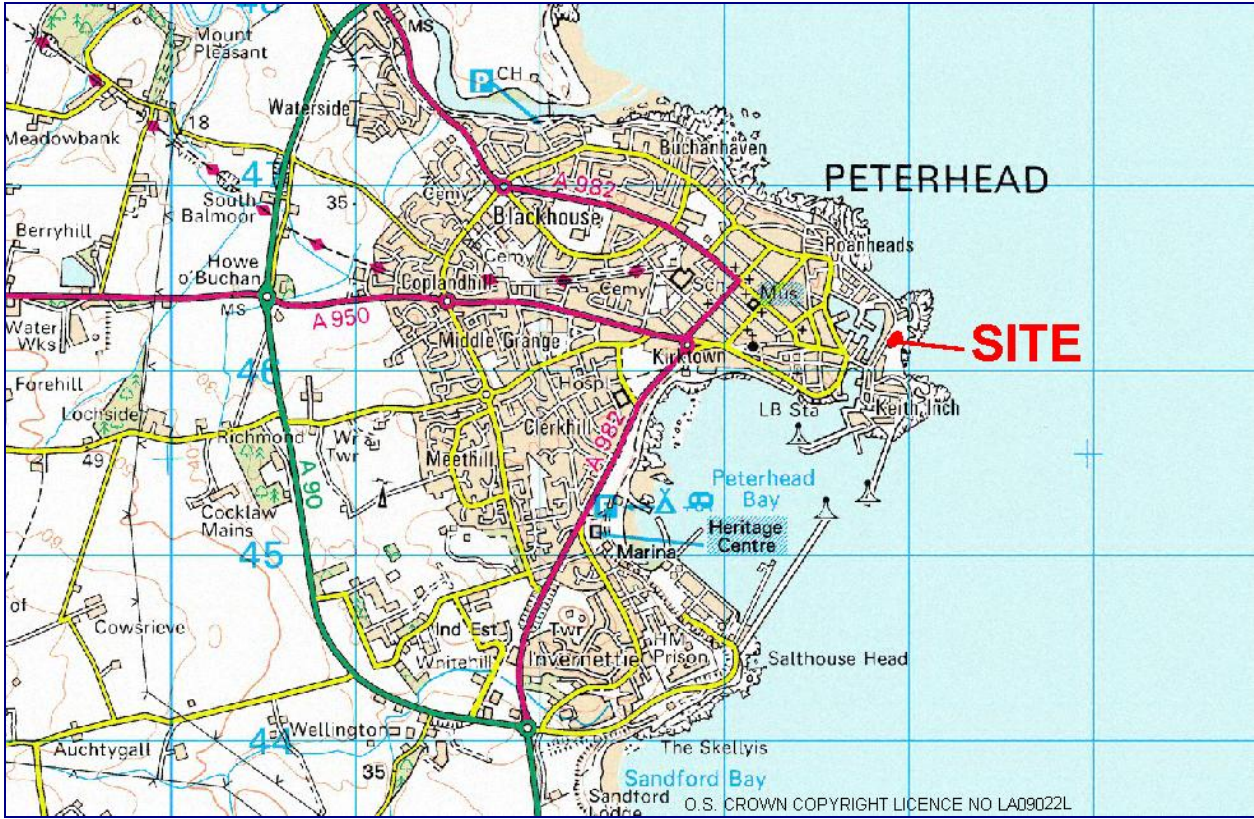
The Council is not bound to accept the highest or any offer.

Site Plan



Whilst every care has been taken in the preparation of these particulars and they are believed to be correct, they are not warranted and shall not be taken to form any part of any contract.

Location Plan



Whilst every care has been taken in the preparation of these particulars and they are believed to be correct, they are not warranted and shall not be taken to form any part of any contract.