

**Unit A, Inverboyndie Industrial Estate,**  
Banff, AB45 2JJ

Price Over  
**£275,000**

EPC **D**



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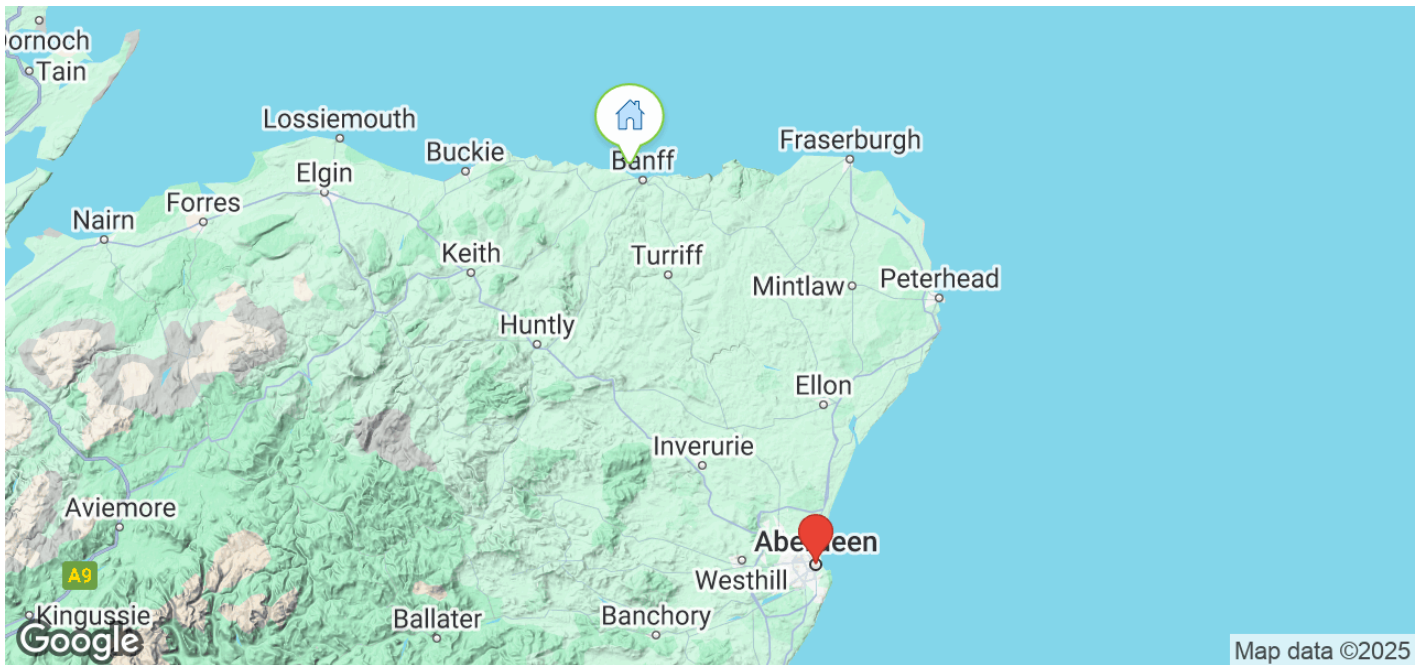
<http://www.mackieanddewar.co.uk>

**Features**

**Description**

The subjects comprise of **a steel portal frame building of single storey construction with metal wall and roof cladding**, presently divided up into areas for office, stores, workshop and showroom accommodation.

These subject are presently approved for retail, office, storage and workshop use, although they would lend themselves to a variety of purposes dependant on appropriate consents. The subjects are heated by under floor heating served by an oil burning boiler, lighting appropriate to the use of the particular area is installed, flooring varies within different areas. The subjects have a rear yard storage area totally fenced off and security gates extending to 442m<sup>2</sup> approx.



## Accommodation comprises

### (Ground Floor)

**Office 1:** 2.68 x 4.75m (8'9" x 15'7") approx. this office is entered from the main store or adjoining office and has one window overlooking the carpark.

**Office 2:** 2.87 x 3.45m (9'4" x 11'3") approx. this office is entered from the main office area corridor and has one window facing the carpark.

**Office 3:** 2.85 x 3.98m (9'4" x 13') approx. this office is entered from the main office area corridor and has one window facing the carpark.

**Office 4:** 2.88 x 3.79m (9'5" x 12'5") approx. this office is entered from the main office area corridor and has one window facing the carpark.

**Office 5:** 2.90 x 5.42m (9'6" x 17'9") approx. this office is entered from the main office area corridor and the main sales area and has two windows facing the carpark.

**Office 6:** 3.52 x 3.00m (11'6" x 9'10") approx. this office is entered from the main office area corridor and the main sales area and has two windows facing the carpark.

**Copier Room:** 2.64 x 2.99m (8'7" x 9'9") approx. entered from main office corridor.

**Kitchen / Canteen:** 3.88 x 3.09m (12'8" x 10'1") approx. entered from main office corridor fitted with sink, a range of base and wall units to serve as kitchen canteen, space for table and chairs.

**Female WC:** 1.53 x 3.10m (5' x 10'2") approx. entered from main office corridor fitted with WC and WHB.

**Male WC:** 1.53 x 3.10m (5' x 10'2") approx. entered from main office corridor fitted with WC and WHB.

**Disabled WC:** 1.98 x 2.34m (6'5" x 7'8") approx. entered from the main sales areas fitted with WC and WHB and disabled grab rail kit.

**Main Sales Area:** 17.50 x 31.7m (57'4" x 104') approx. at longest point entered by external glazed door, served by two large glass display windows, also entered from office corridor and rear store, rear fire escape, suspended ceiling with associated lighting, power points on rear wall for display, various floor coverings throughout served with underfloor heating.

**Electrical Sales Area:** 6.07 x 9.80m (19'10" x 32'1") approx. at longest point entered from the main sales area and store, plasterboard ceiling with associated lighting, power points on rear wall for display, carpeted throughout served with underfloor heating.

**Storage 1:** 14.8 x 6.1m (48'6" x 20') approx. full height storage area of block wall and steel frame construction with concrete floor, associated lighting and power points

**Storage 2:** 3.98 x 9.80m (13' x 32'1") approx. plywood lined workshop area with plasterboard ceiling fitted with lighting and associated sockets and underfloor heating.

**Storage 3:** 4.50 x 33.0m (14'9" x 108'3") approx. tarmac floored lean to extension with concrete block walls and steel lean to frame with associated lighting and external pass door and roller shutter door.

**Storage 4:** 2.80 x 10.90m (9'2" x 35'9") approx. external store of blockwork construction with external pass door and associated lighting.

**Boiler Room:** 2.80 x 3.10m (9'2" x 10'2") approx. external store of blockwork construction with external pass door and associated lighting housing oil fired boiler for main building.

**Mezzanine Storage:** 17.5 x 10.0 (57'4" x 32'9") approx. and 6.2 x 3.0m (20'4" x 9'10") approx. accessed by stair from main storage area 1 chipboard flooring for light storage.

### **(Outside)**

A substantial parking area is surfaced at the front and side of the premises extending to 1288m<sup>2</sup> approx. allowing for 30 spaces.

### **(Other Information)**

- An area off the side adjacent to the building currently laid in grass allows for future expansion and extends to 2300m<sup>2</sup> ( 0.57 acres) approx.
- The showroom area has two large glazed display windows facing the carpark.
- The neighbouring area is a mixed industrial use, the property benefits from road side location easily identifiable by passing traffic.
- The total site extends to some 1.32 acres
- Rating assessment is currently under revision at present, the previous ratable valuer was £34250.00

### **View this property here**

<https://www.aspc.co.uk/search/property/354451/Unit-A-Inverboyndie-Industrial-Estate/Banff/>

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