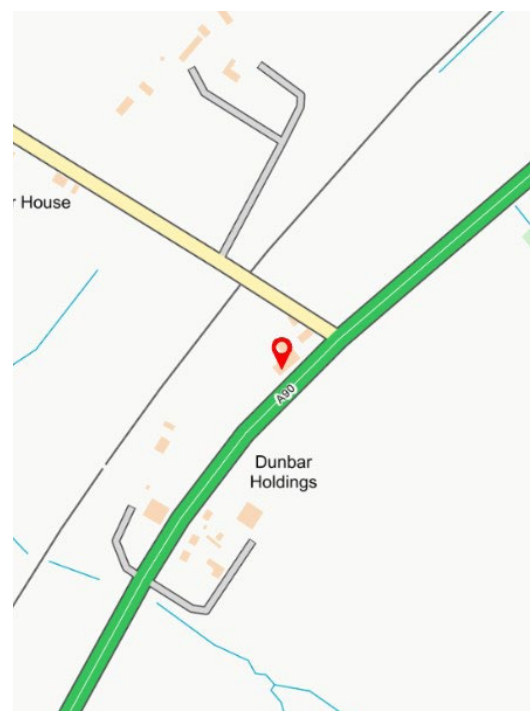




No. 14 Holdings, Scotston, Laurencekirk, AB30 1ND

- Highly visible / strategic position on A90
- Self contained Modular buildings and site
- Seperate external yard / vehicle storage available



LOCATION

Laurencekirk is the largest settlement within southern Aberdeenshire and lies immediately to the left of the A90 trunkroad approximately 28 miles to the south of Aberdeen and 36 miles to the north of Dundee.

The subjects lie immediately to the west of the A90 and accessed via a slip road. There is a neighbouring residential property adjacent to the site.

DESCRIPTION OF PROPERTY

Modular Buildings and site

On the eastern side of the site there is a self contained hardcore yard with adjoining modular buildings available

Yard / Vehicle Storage

At the rear of the site there is a recently hardcore surfaced yard, accessed through the main site available. It may suit a variety of uses including secure vehicle storage

ACCOMMODATION

The Modular Building extends to - 129sq. m. / 1,389 sq. ft.

The yard extends to 0.75 acres or thereby.

RATEABLE VALUE

Modular Buildings and site

The subjects are entered in the Valuation Roll with a Net and Rateable Value of £8,200



The unified business rate for the year 2024/2025 is 49.8p exclusive of water and sewerage rates.

TERMS

Both parts of the subjects are available To Let on commercial terms.

Further information available via the Sole Letting Agents.

LEGAL COSTS + VAT

Each party to bear their own legal costs associated with the transaction. For the avoidance of doubt all figures quoted are exclusive of VAT.

To arrange a viewing please contact:



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Director

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IMPORTANT NOTICE

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