

FOR SALE/ TO LET
INDUSTRIAL UNIT WITH SECURE YARD



25 Blackhouse Circle,
Blackhouse Industrial Estate,
Peterhead, AB42 1BN

- Located within Blackhouse Industrial Estate
- Secure Yard
- Recently refurbished
- GIA — 341.90 sq.m (3,680 sq ft)

LOCATION

The subjects are located in Peterhead which lies approximately 33 miles North of Aberdeen. The subjects are located on the West side of Blackhouse Circle within the established Blackhouse Industrial Estate, which sits to the West of Peterhead town centre and close to the A90 providing good access to Aberdeen and the wider road network.

Surrounding occupiers within the estate includes John Clark Kia, Bomar Offshore Ltd, Howdens and Grampian Lifting Services. The property is within close proximity to Balmoor Retail Park which includes Lidl, Home Bargain and Halfords.



DESCRIPTION

The property comprises a detached single storey warehouse. Internally, the warehouse benefits from a trade counter fit out. There is an electric roller shutter door within the storage section of the property. Within the warehouse there are kitchen and WC facilities. The unit has been fitted out with a black suspended tiled ceiling and LED lighting.

Externally, the yard has currently been split to allow for separate delivery and pedestrian access. The property benefits from a secure yard with an electric gate. There are 17 parking spaces with two of them benefiting from EV charging.

There is a walk-in fridge and freezer available through separate negotiation.



ACCOMMODATION

We calculate the following approximate Gross Internal Areas (GIA), in accordance with the RICS Code of Measuring Practice (6th Edition) as follows:

Description	Sq M	Sq Ft
Warehouse	341.90	3,680

EPC

The property currently has an EPC rating of 'C'.

TENURE

Heritable Interest (Scottish equivalent of English Freehold)



PRICE

The asking price is £375,000.

The walk-in fridge and freezer are available through separate negotiation

RENT

Upon application

LEASE TERMS

The property is offered on a new full repairing and insuring lease for a period to be negotiated.

VAT

All figures quoted are excluded of VAT, which is applicable.

RATEABLE VALUE

The subjects are currently entered in the Valuation Roll with a Rateable Value effective from 1st April 2023 of £13,000. The rate poundage for 2025/2026 is 49.8p in the £.

The proposed rateable value for the property is £14,000 which is expected to apply from 01 April 2026 as a result of the rating revaluation.

ENTRY

To be agreed, upon completion of formalities.

LEGAL COSTS

Each party will bear their own legal costs incurred in the transaction. The ingoing tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, as appropriate.

VIEWINGS

To arrange a viewing or for further information, please contact the sole selling/letting agents:



To arrange a viewing please contact:



MOLLY PEETERS
Graduate Surveyor
molly.peeters@g-s.co.uk
07825 875 303



CHRIS ION
Partner
chris.ion@g-s.co.uk
07717 425 298

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.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: December 2025

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.