

Ryden

FOR SALE

INDUSTRIAL YARD, WORKSHOP &
STORAGE LAND / DEVELOPMENT
OPPORTUNITY

151 SQ M (1,630 SQ FT)

2.55 ACRES



EASTERN PLOT,
SANDBANK
INDUSTRIAL ESTATE
DUNOON PA23 8PB

RARE OPPORTUNITY
TO PURCHASE

BUSINESS PARK LOCATION

SURFACED YARD

MODERN WORKSHOP
BUILDING

STORAGE LAND

DEVELOPMENT
OPPORTUNITY

FIND OUT MORE AT [RYDEN.CO.UK](https://www.ryden.co.uk)



LOCATION

The subject property is located within Sandbank Industrial Estate, approximately 2 miles north of Dunoon Town Centre. Sandbank Industrial Estate is the premier established industrial and business location in the area and is home to occupiers such as Shearwater Marine, West Coast Tool & Plant and BC Technologies. The subjects occupy a secure position to the East of the estate.

DESCRIPTION

The subjects comprise a substantial hard standing industrial operational yard (outlined red) which is currently utilized for storage, parking and light industrial operations. There is a modern workshop of steel portal frame construction and an external vehicle inspection pit adjacent.

The main yard is secured by a metal mesh fence and there are two entry points from the roadway allowing potential for a one way in/out traffic management system.

Two storage container office units are present and the vendor's preference is for these to be included in any sale. The site benefits from three phase power.

The main yard would be suitable for further industrial development, subject to obtaining the necessary planning consents.

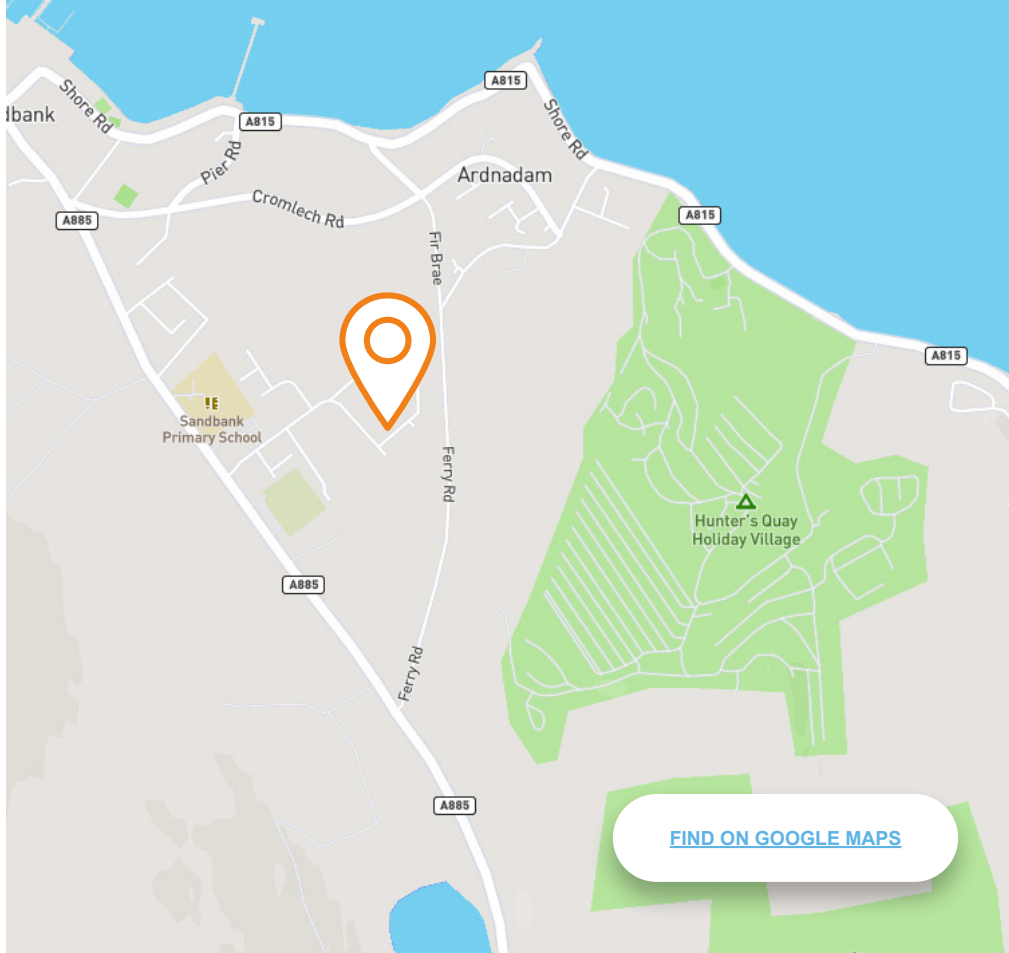
The additional storage land (outlined green) is suitable for basic storage, however, any permanent buildings are not permitted. This section of the site is part surfaced with the remainder currently level, rough ground.

ACCOMMODATION

The subjects have the following approximate areas:-

WORKSHOP	1,630 SQFT	151 SQM
OPERATIONAL YARD	1.06 ACRES	0.43 HEC- TARES
STORAGE LAND	1.49 ACRES	0.61 HEC- TARES

TOTAL SITE AREA - 2.55 ACRES



TERMS

Our client is seeking offers for the Heritable (Freehold) Interest. The subjects will be sold with the benefit of Vacant Possession.

PRICE

Upon application.

EPC

Available upon request.

RV

The subjects are currently entered in the Assessor's Valuation Roll as having a Rateable Value of £1,200.

The current UBR (2026/2027) for properties with an RV under £51,000 is £0.481. Under the Small Business Scheme, properties with an RV below £12,000 may qualify for 100% relief on rates payable, depending on individual circumstances. Interested parties should contact their Local Authority for further information.

Any enquiries in this regard should be made with the Non Domestic Rates Department of the local authority.

ENTRY

Immediate.

VAT

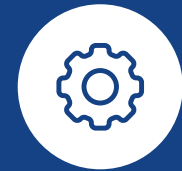
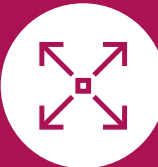
Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchaser must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred, with the ingoing tenant being responsible for any Land & Buildings Transactional Tax, recording dues and VAT as applicable.

**RARE
OPPORTUNITY
TO PURCHASE
151 SQ M
(1,630 SQ FT)**

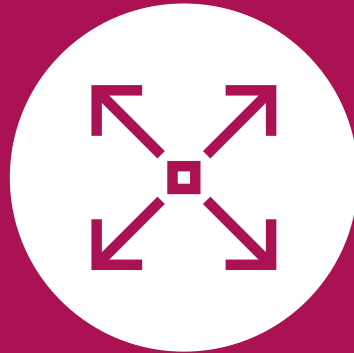
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DUNOON PA23 8PB**

GET IN TOUCH

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Ryden

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