



INDUSTRIAL FACILITY

Tannery Street, BANFF, AB45 2JJ

- Building GIA of 1,306 sq.m (14,058 sq.ft)
- Site Area of 0.631 hectare (1.559 acres)
- Potential sub-division or redevelopment opportunity

Offers Over £200,000 invited

Laumon Dougall
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www.aberdeenshire.gov.uk/property

FOR SALE

INDUSTRIAL FACILITY

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Location:

The subjects are located within the settlement of Banff and lie between Tannery Street to the south and Provost Gordon Terrace to the north. The site is bounded on the east and west by a combination of residential and commercial property. Adjacent to the south is a former factory site (now demolished).

Access to the subjects is taken from Tannery Street, across an internal adopted road as indicated and shaded blue on the Site Plan.

Banff is a popular coastal town in Aberdeenshire and alongside Macduff represents a significant service and employment centre for the region. The town has a varied economic base with major employment opportunities being in fishing, farming, estate working, healthcare and tourism.

Description:

The depot building is of steel truss frame construction with walls of rendered blockwork, with steel mono-pitched lean-to to the rear. The roof is clad in corrugated asbestos cement sheeting incorporating translucent panels. Further accommodation is provided by a timber internal mezzanine storage area. There is an eaves height of 3.8m to the main building and 2.75m to the lean-to. Vehicular access to the building is from 14 no. up-and-over metal doors to the west elevation. Internally the building provides staff and welfare facilities.

The workshop comprises a single-storey steel portal framed workshop, with rendered blockwork walls and corrugated asbestos cement sheet roof. Adjacent is a flat felt roof building of rendered blockwork walls, providing two rooms internally.

The detached modular office is of basic timber construction with flat roof and accessed by timber steps. Internally accommodation has been sub-divided to provide multiple rooms with a mix of carpet/vinyl floor coverings and painted plasterboard walls. Lighting is by way of florescent light fittings with natural light by way of single glazed metal framed windows.

Accommodation:

The subjects comprise three buildings and yard, formerly operated as a Roads Depot, within a site extending to 0.63 hectares (1.56 acres) or thereby as shown outlined and shaded red on the Site Plan.

The buildings comprise the following approximate Gross Internal Area:

Depot:	939.4 sq.m	(10,121 sq.ft)
Workshop:	234.6 sq.m	(2,525 sq.ft)
Office:	131.2 sq.m	(1,412 sq.ft)
Total:	1,306.1 sq.m	(14,058 sq.ft)

The foregoing measurements have been calculated in accordance with the RICS Code of Measuring Practice (6th Edition).

Services:

It is understood that the subjects are served by mains water and electricity with drainage to the mains sewer. However, interested parties should satisfy themselves regarding the detailed whereabouts, capacity and availability of these services and any impact on proposed development.

Purchasers are required to satisfy themselves on building condition, reports, surveys, services, ground conditions and other environmental information.

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Rating Information:

The Valuation Roll shows a rateable value for the property, effect from 1 April 2017 of £39,000.

The proposed occupier would be responsible for business rates but may qualify for relief. Further information is available on the Council's website:

<https://www.aberdeenshire.gov.uk/business/business-rates/>

Interested parties should seek advice or make their own enquiries with our business rates team 01346 415824 or business.rates@aberdeenshire.gov.uk.

Planning:

The subjects were last operated as a Roads Depot and lie within an area not zoned for a specific use within the current Aberdeenshire Local Development Plan. It is recommended that any potential use/development proposals are discussed with Aberdeenshire Council at the earliest opportunity.

Tel: 01467 534 333

Email: planning@aberdeenshire.gov.uk

Energy Performance Certificate:

The property has an energy performance certificate rating of C.

Price:

Offers over £200,000 are invited.

Tenure:

Outright ownership

VAT:

All prices and figures referred to in these particulars are exclusive of any VAT which may be applicable.

Land and Buildings Transaction Tax (LBTT):

The purchasers will be liable for any applicable LBTT and registration dues.

Viewing Arrangement/Offers:

Legal Costs:

Each party will be responsible for their own legal and other expenses.

Date of Entry:

To be agreed upon conclusion of legal formalities.

Viewing Arrangements:

For viewing or further information, please contact:

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Offers:

Any persons who wish to submit an offer to acquire the subjects should note their interest with the Estates Manager, Aberdeenshire Council, Woodhill House, Westburn Road, Aberdeen, AB16 5GB.

T: 01467 536 116

Bidders should note that the Council is not bound to accept the highest or indeed any offer received. Offers to acquire must state the premium/price, proposed use and must be valid offers in accordance with Scottish Law and submitted in the official tender envelope. Offers submitted otherwise than in accordance with this requirement may not be considered.

In the event that a closing date is set, all persons who have noted their interest in the property will be sent details of the closing date, together with details of the Council's tender procedures that must be strictly adhered to.

Viewing Arrangements:

To arrange a viewing please contact:

Laumon Dougall

01467 534 786

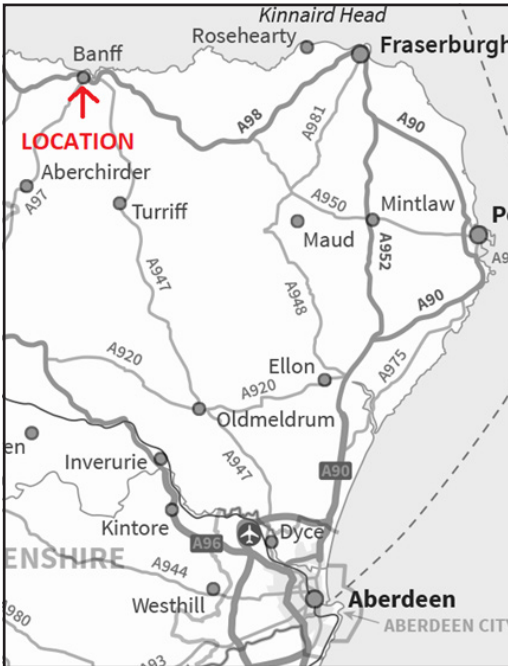
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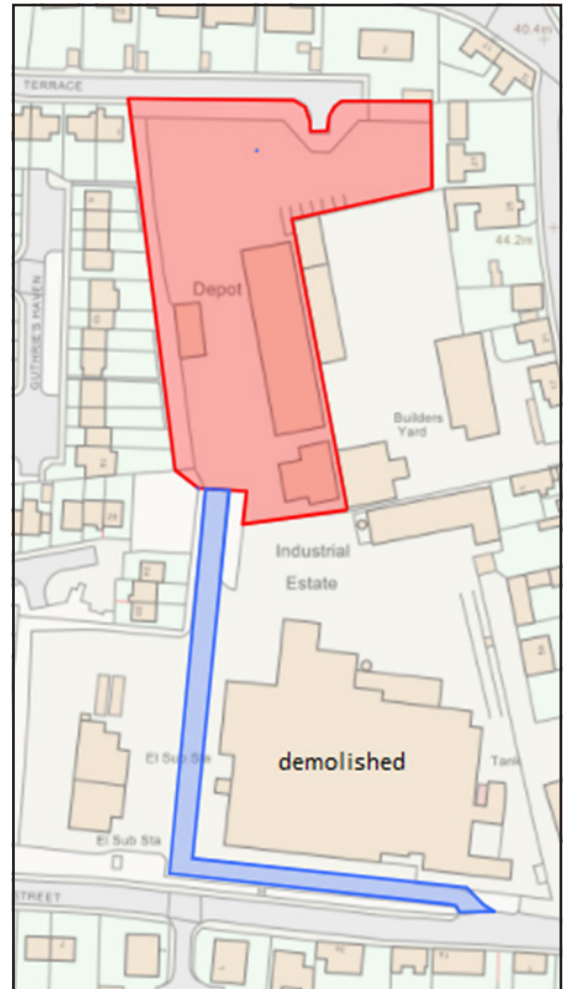
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Location Plan:



Site Plan:



Aberdeenshire Council give notice that:

1. Whilst every care has been taken in the preparation of these particulars and they are believed to be correct, they are not warranted and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending tenants or purchasers should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
3. No person in the employment of Aberdeenshire Council has any authority to make or give any representation or warranty whatever in relation to this property.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

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Date of publication: April 2021