

PAARL

PROPERTY CONSULTANTS

CHARTERED SURVEYORS & VALUERS

On Behalf of Certas Energy UK Limited

Open Storage Yard The Pier, Brodick, Isle of Arran, KA27 8AU



0.239 Ha (0.590 acres) Gross

Secure Space

Office and Stores

Adjacent main Port area

**Tenure: - Proprietor
Guide Price: - POA**

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Location

The property is Brodick on the eastern side of the Isle of Arran and is in very close proximity to the main ferry terminal port that services the Island.

Description

A broadly level and rectangular site that is secured to all boundaries. The site is mostly surfaced with concrete.

Accommodation

Upon the site is an office building extending to circa 41.01 sqm (441 sqft) together with a store building of circa 31.58 sqm (340 sqft).

Planning Policy

The property is located in an area identified as a "Strategic Development Area". This promotes a multitude of uses that serve to bring commerce and industry to the area.

Services

It is understood that the site has mains electricity, water and drainage.

EPC

Available upon request.

Tenure

The site has Proprietor title under reference BUT2680.

Business Rates

£29,600 – effective 1st April 2023.

VAT

It is understood that the property is not registered for VAT.

Price

Offers are invited for the Proprietor interest.

Legal Costs

Each party will be responsible for their own legal costs in respect of this transaction. The purchaser will be responsible for all Duties and Taxes that might be applicable to the purchase.

Viewing

By prior appointment. Interested parties should be aware that Block viewings are likely to be conducted.

Paarl Property Consultants in conjunction with Certas Energy UK Limited – the UK's largest independent fuel oil distributor

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Date Details Prepared

11th April 2023

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Location Plans

