



5 WESTERTON ROAD

KEITH, AB55 5EP


McEwan Fraser Legal
Solicitors & Estate Agents



KEITH

AB55 5EP

Located in Keith's main industrial estate which is easily commutable from the major employment areas of Keith, Huntly, and Elgin.

This commercial property is conveniently located in Keith and has easy access to the A96. An ideal location to serve the Moray and Aberdeen shire area. The A96 gives direct routing to Aberdeen, approximately forty-six miles to the east and to Inverness which is forty-nine miles to the west. Both cities offer excellent rail and bus services, as well as national and international flights being provided at Aberdeen and Inverness Airports.

Within the town, there are several banking facilities, restaurants, cafés, pubs, local shops, and a neighbouring major supermarket.





5 WESTERTON ROAD

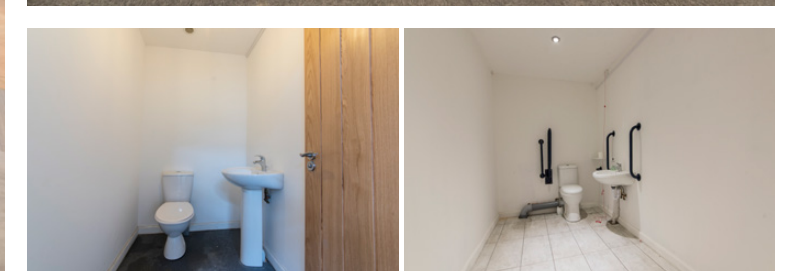
KEITH, AB55 5EP

Large commercial unit with a reception and large yard. Newly constructed large unit offering excellent internal working facilities which include an open plan reception/shop area, showroom area, separate office with sink, WC and large storage cupboard. The main unit has access to its own WC. Suitable for plant, building supplies, machinery or factory use. Outside there is a large yard offering ample space for vehicles and machinery to operate.

The subjects comprise of a detached commercial building of steel portal frame construction, externally clad with profile metal sheeting to walls and roof. Access is provided by steel roller shutter vehicle doors. Internally, the subjects benefit from halogen pendant lighting and WC block. The subjects benefit from a hardcore and concrete secure yard.

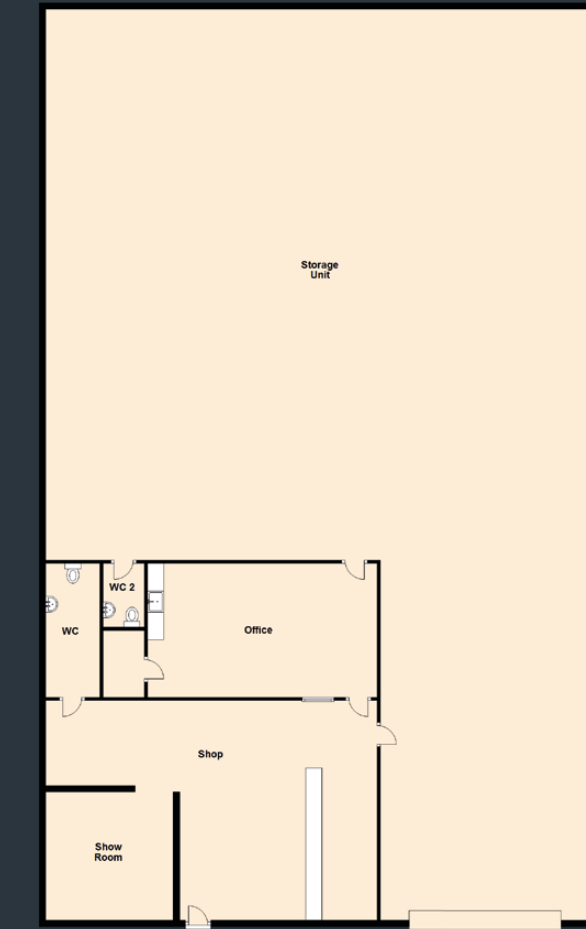
KEY FEATURES

- Established industrial location in Keith, available for immediate entry.
- Excellent trading location with alternative uses possible subject to obtaining the necessary consent.
- Reception counter, office with sink and counter storage, showroom and two toilets.
- Large roller shutter door gives access to the unit with parking to the front of the subjects.
- Separate secure access to the yard and unit to the side elevation
- Large secure yard.
- Excellent access to the A96.





SPECIFICATIONS & DETAILS



Approximate Dimensions (Taken from the widest point)

Shop	10.00m (32'10") x 6.90m (22'8")
Office	6.60m (21'8") x 4.20m (13'9")
Storage Unit	28.60m (93'10") x 17.10m (56'1")
WC	4.20m (13'9") x 1.70m (5'7")
WC 2	2.00m (6'7") x 1.30m (4'3")

Extras (Included in the sale): Ground is on a 99 year lease from the Moray council, further details are available on application.

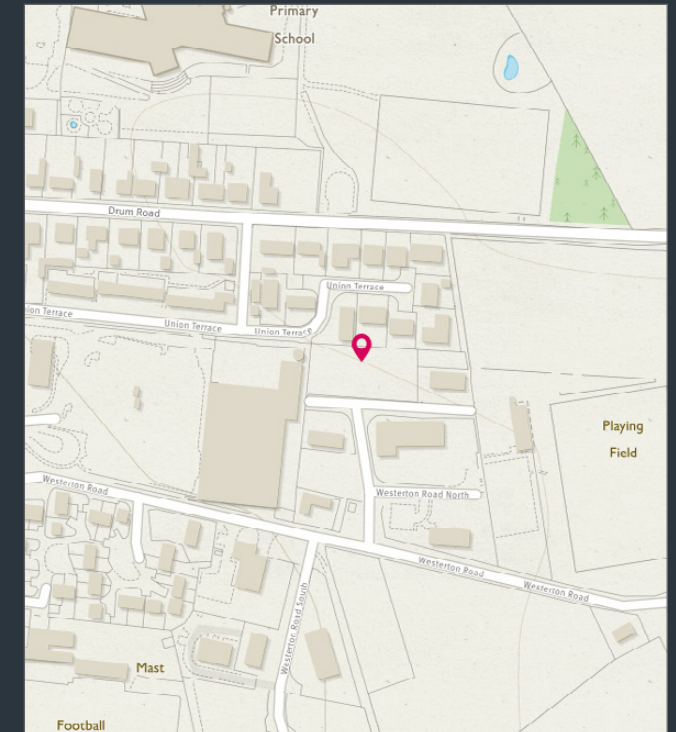


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01542 280 444
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer : The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
ANDREW REID
 Surveyor



Professional photography
SCOTT MARSHALL
 Photographer



Layout graphics and design
ALLY CLARK
 Designer