

The Boat Shed

CHARTER AVENUE, LAURENCEKIRK, AB30 1GJ



LIGHT INDUSTRIAL FACILITY CLOSE TO
RAILWAY STATION AND A90



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McEwan Fraser Legal is delighted to present to the market The Boat Shed a flexible, light industrial facility in a secure compound with its own parking. With tenant in situ the property offers an immediate return on investment to a commercial landlord.

Accommodation comprises an L-shaped single-storey facility of two separate (but connected) workshops within a secure compound with parking. The workshops are solid concrete blockwork with 8ft wide sliding access doors on each unit. The property has previously been used successfully as a metal workshop, boat building facility, and now a classic motorcycle refurbishment business. The tenant is Grieves Engineering, an award-winning business. The tenants have been leasing for two years and have recently agreed to a lease extension for a further period of 5 years from August 2024. The investment provides 7.47% initial yield at the current asking price.

The Property





KEY FEATURES

- Industrial investment for sale
- Lease recently extended to 2029
- Dedicated parking
- Secure compound

DETAILS

EPC – Building energy performance certificate: B

VAT – We understand the building is not elected for VAT

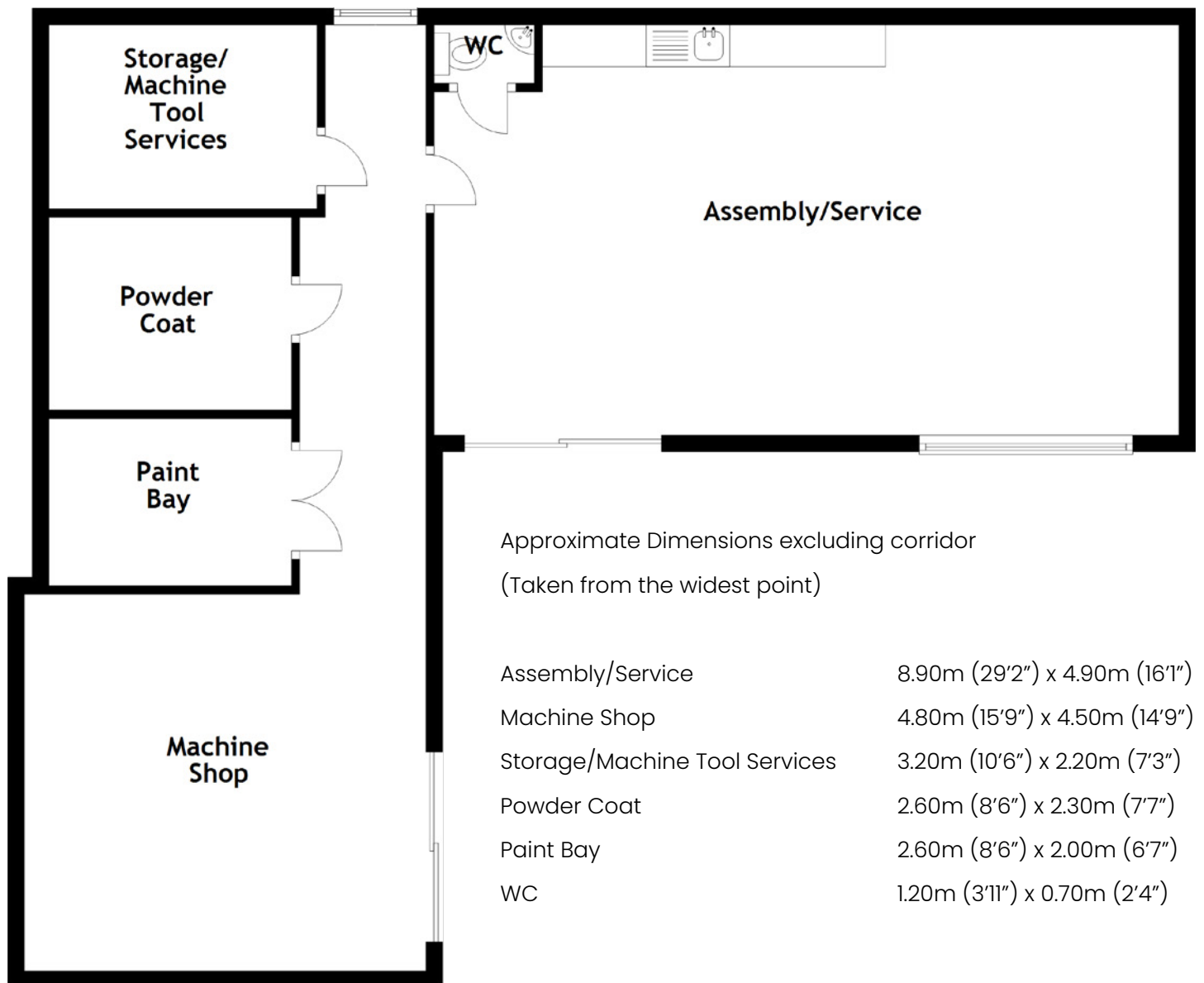
Services – Mains, electricity, water and drainage

Tenure – Freehold

Lease – Available upon request









The Boat Shed enjoys a central location within Laurencekirk which offers a host of social, leisure and consumer facilities. These include High Street retailers, Post Office, Banks, Sports Centre and Clubs, and a variety of quality Hotels. Laurencekirk is ideally located for travelling to Aberdeen and Dundee by road (A90) and there are also direct bus and rail links, both north and south of the town. The train station



is within walking distance of the property. The town enjoys excellent local education provided by Laurencekirk Primary School and Mearns secondary school, which is a recently built modern facility. More comprehensive facilities are available within Aberdeen and Dundee both of which provide all the recreational, entertainment, educational and cultural facilities expected of large cities.

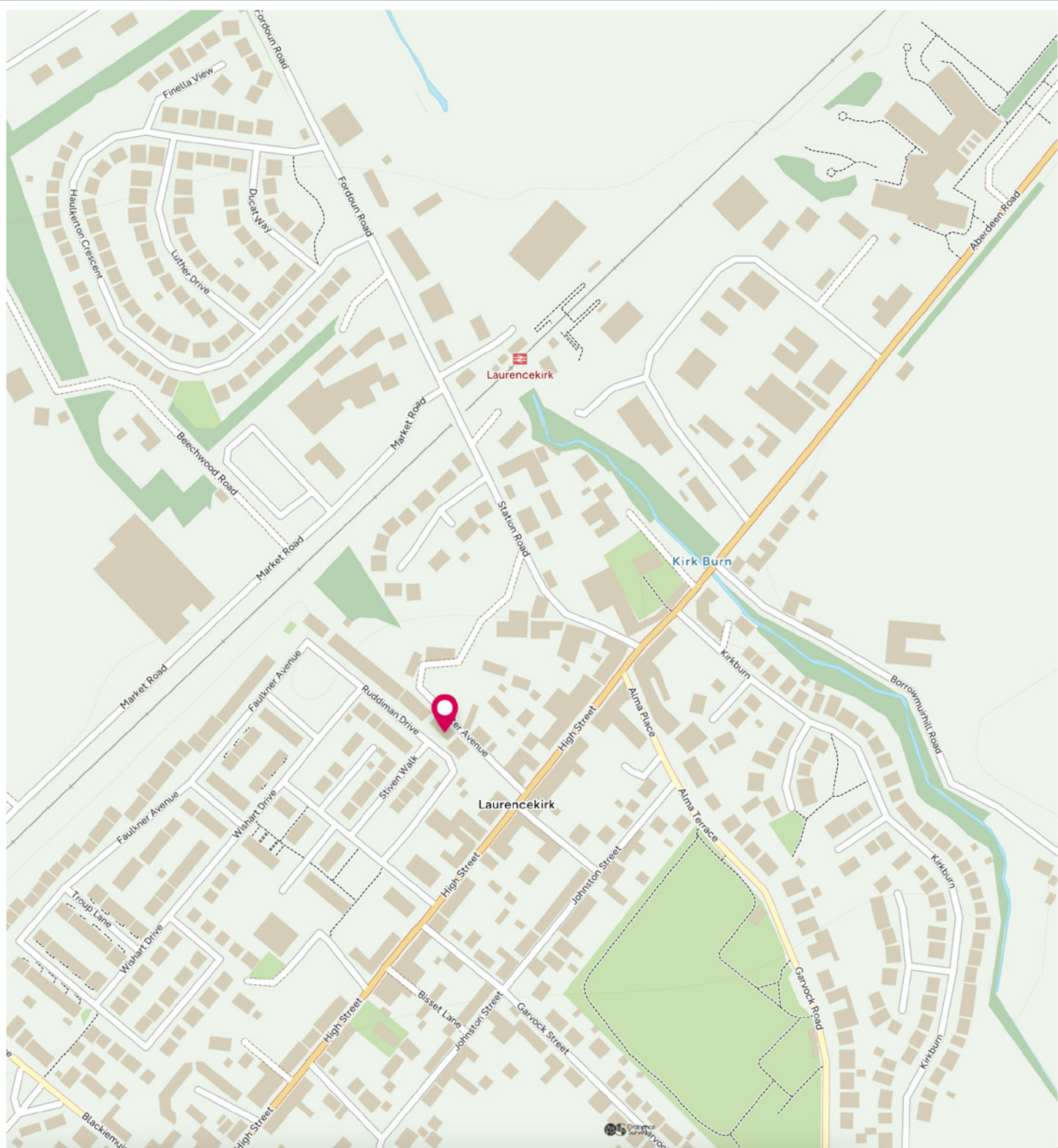


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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THE SUNDAY TIMES
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Text and description
CONNIE NUGENT
Surveyor



Layout graphics and design
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Designer

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