



**Lickley
Proctor**

CHARTERED SURVEYORS
& PROPERTY CONSULTANTS

TO LET

WAREHOUSE AND YARD
FERRIER STREET, CARNOUSTIE, ANGUS



- Warehouse – GIA approximately 650.9 sq. mtrs.
- Yard – approximately 455 sq. mtrs.
- Available as a whole or two separate lots.

01382 200300

WAREHOUSE AND YARD FERRIER STREET, CARNOUSTIE, ANGUS

Location

Ferrier Street is conveniently located close to the centre of Carnoustie and runs South from Dundee Street towards the Golf Courses and River Tay.



Description

Warehouse:- A Warehouse Unit with vehicular access from a mutual yard.

The Warehouse extends to approximately 650.9 sq. mtrs. (7006 sq. ft.) on a gross internal basis.

Yard:- Fully enclosed Yard with entrance gates from Ferrier Street. The Yard is located directly to the South of the Warehouse Unit.

Approximate gross area : 455 sq. mtrs. (4898 sq. ft.).

Rating Assessment

We understand that the subjects are included in the current Valuation Roll with the following Rateable Values:-

Warehouse - £10,500.
 Yard - £ 1,550.

Lease Terms

Our clients are seeking to Lease the premises either as a whole or as two separate lots.

Rental Offers are invited as follows:-

Warehouse - £10,000 per annum.
 Yard - £ 1,750 per annum.

Lease Agreements will be on normal commercial terms with the length of Lease open to negotiation.

VAT

All prices quoted are exclusive of VAT (if applicable).

Further Information and Viewing

Strictly by appointment.

Please contact Roger Price in our Dundee Office.

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