



Industrial Site

**RHYNIE
INDUSTRIAL ESTATE**

Richmond Avenue, Rhynie, Near Huntly

Rent: £2,000 p.a.

Corri O Shea
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www.aberdeenshire.gov.uk/property

FOR LEASE

RHYNIE INDUSTRIAL ESTATE

Richmond Avenue, Rhynie, Near Huntly

Location:

The site is located within Rhynie Industrial Estate, just off the A97, and situated to the north of the village. Alford is 13 miles to the southeast and the busy town of Huntly is only 9 miles to the north.

Rhynie benefits from many local facilities including shops, medical centre, hotel/public house, and a primary school.

Extract plans are provided showing the location and approximate boundaries.

Description:

This is a large unsurfaced site located on Rhynie Industrial Estate

Area:

Site: 0.178 hectare (0.440 acre) or thereby.

Council Tax Banding / Rating Information:

Grampian Valuation Joint Board has assessed the rateable value at £1,500 as at 1 st April 2010.

Under the Small Business Bonus scheme this property may qualify for 100 % Business Rates relief if this is the only business premises occupied by the tenant. Further information may be obtained by contacting Aberdeenshire Council's Business Rates office on 01346 519622 or by emailing business.rates@aberdeenshire.gov.uk

As rates relief is calculated having regard to the cumulative rateable value of premises occupied by a business, interested parties should satisfy themselves as to their own Business Rates liability.

Terms:

Aberdeenshire Council is seeking to lease the site on a long term ground lease incorporating a rent review every 5 years. Shorter periods of lease may be available on request. Tenants will be responsible for the payment of an annual service charge in respect of the maintenance of the common parts of the estate.

Rent:

Offers of rent in excess of £2,000 (two thousand pounds) per annum are invited.

VAT:

VAT will be charged on the rent.

Date of Entry:

On conclusion of legal formalities.

For further details:

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Offers:

Persons wishing to submit an offer to lease the site should note their interest with the Estates Manager, Aberdeenshire Council, Woodhill House, Westburn Road, Aberdeen. AB16 5GB, either in writing or by telephoning Aberdeen (01224 664255).

In the event of competing interests a closing date for offers may be set. All persons who have requested that their interest in the site be noted will be sent details of

the closing date once it has been set together with details of the Council's tender procedures that must be strictly adhered to. Offers to lease must state the amount of money in respect of rent or grassum payment and must be valid offers in accordance with Scottish Law and submitted in the official tender envelope provided. Offers submitted otherwise than in accordance with this requirement may not be considered.

The Council is not bound to accept the highest or indeed any offer.

Site Plan:



Viewing Arrangements:

To arrange a viewing please contact:

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Location 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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