



## Vending Kiosk **SMUGGLERS CONE**

The Beach Shelter, Low Town, Collieston,  
AB41 8RQ

- GIA 14.5sq.m. (156sq.ft.)
- Flexible Terms

**Rent - £1,600 per annum**

Contact Details  
Telephone: 01467 469261  
Email: [estates@aberdeenshire.gov.uk](mailto:estates@aberdeenshire.gov.uk)  
[www.aberdeenshire.gov.uk/property](http://www.aberdeenshire.gov.uk/property)

# FOR LEASE

# SMUGGLERS CONE

## The Beach Shelter, Low Town, Collieston

### **Location:**

The property overlooks the beach and harbour within the picturesque coastal village of Collieston which is situated approximately 6 miles east of Ellon and 19 miles north of Aberdeen city centre. Access to the village is from the A975 which connects Newburgh and Cruden Bay. Collieston lies at the end of the popular coastal walk from Newburgh through Forvie Sands Nature Reserve and the harbour is a popular spot for day-trippers, paddleboarders and swimmers.

Extract plans are provided showing the location of the subjects.

### **Description:**

The property was originally used as a beach shelter but was converted around 9 years ago to form a small shop which previously sold snacks, hot and cold drinks and ice cream on a seasonal basis. The property has a solid concrete floor, painted blockwork walls and a flat mineral felt roof. Internally, there is a single open area which has a double sink unit in one corner. The shop adjoins the public toilets which are operated by the local Community Council.

The closest public parking is at the harbour wall around 150 m distant.

### **Accommodation:**

The property has a gross internal area of 14.5.sq.m (156.sq.ft).

The foregoing measurements have been calculated in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition)

### Services:

The property is served with mains electricity, water (sub-metered supply) and drainage. However, interested parties should satisfy themselves regarding the detailed whereabouts and capacity of services.

### Energy Performance Certificate (EPC):

As the building is under 50 sq.m. an EPC is not required.

### Rating Information/Business Rate:

Rateable Value: £1,200

The Uniform Business Rate for the year 2024/2025 is 49.8 p in the £.

The incoming Tenant will be responsible for business rates but may qualify for 100% relief through the Small Business Bonus Scheme. Further information is available via the Council's website:

<https://www.aberdeenshire.gov.uk/business/business-rates/> . Interested parties should seek advice or make their own enquiries with our Business Rates Team on [business.rates@aberdeenshire.gov.uk](mailto:business.rates@aberdeenshire.gov.uk).

### Planning:

The property is being offered for lease based on uses falling within Class 1 (Shops) of the Schedule to The Town & Country Planning (Use Classes) (Scotland) Order 1997. Interested parties should seek advice or make their own enquiries as to whether their intended use would fall within the definition of this Class. Enquirers should contact Aberdeenshire Planning Team:

Email: [planning @aberdeenshire.gov.uk](mailto:planning@aberdeenshire.gov.uk)

T: 01467 534333



### Viewing Arrangements:

To arrange a viewing please contact:

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## Rent:

The property is available to lease at a rent of £1,600 per annum.

## VAT:

VAT will be payable on the rent.

## Lease Terms:

Aberdeenshire Council is seeking to lease the property for a six year term on an internal repairing and insuring basis, incorporating a rent review after the third year. There will be options for the tenant to terminate the lease at the end of the 1st, 2nd and 3rd years, subject to a penalty payment of 15% of the annual rent. No service charge is applicable.

## Legal Costs:

In the usual manner, the ingoing tenant will pay the landlord's reasonably incurred legal expenses as well as registration dues.

## Date of Entry:

To be agreed, upon conclusion of legal formalities.

## Viewing Arrangements/Offers:

To view the property or for further information, please contact:

Estates Admin. T: 01467 469261

Email: [estates@aberdeenshire.gov.uk](mailto:estates@aberdeenshire.gov.uk)

Any persons who wish to submit an offer to lease the property should note their interest with the Estates Section, Aberdeenshire Council, Woodhill House, Westburn Road, Aberdeen AB16 5GB or Tel: 01467 536116. In the event of a closing date being set, all persons who have noted their interest in the property will be sent details of the closing date, together with details of the Council's tender procedures that must be strictly adhered to. All offers should be submitted in Scottish Legal form. The Council is not bound to accept the highest or indeed any offer

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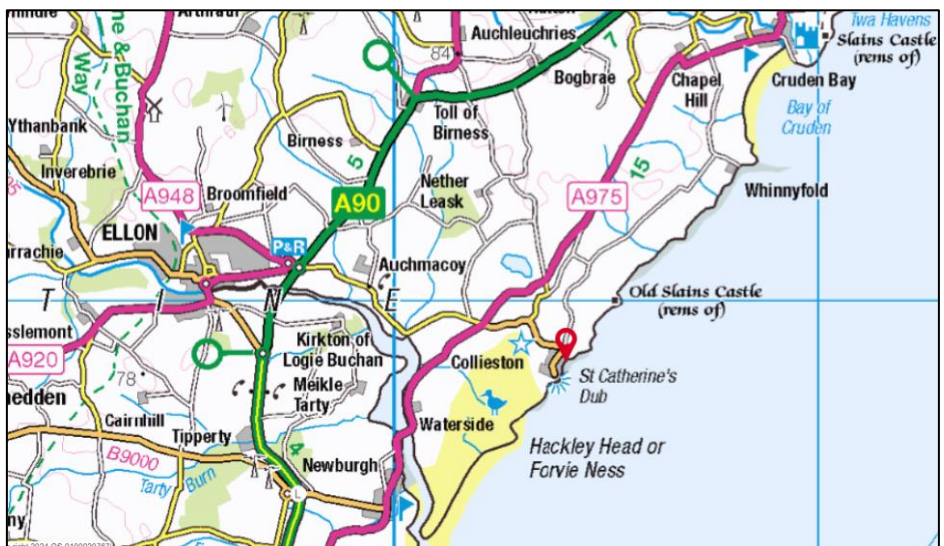
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### Site Plan:



### 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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