



Industrial Unit  
**UNIT 8 CUMINESTOWN  
INDUSTRIAL ESTATE**

Chapel Road, Cuminestown, AB53 5ZB

- GIA 58.9sq.m. (635sq.ft.) or thereby
- Established Industrial Location
- Flexible Terms

**Rent £4,750 per annum**

**FOR LEASE**

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)

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## Location:

The subjects are located within the Cuminestown Industrial Estate on the eastern periphery of the village of Cuminestown which is approximately 5 miles east of Turriff via the B9170 road.

Extract plans are provided showing the location and approximate boundaries of the subjects.

## Description:

The property comprises a semi-detached industrial unit of concrete block construction with pitched roof and concrete floor. Vehicular access is via a manually operated roller shutter door with separate pedestrian access. The internal layout comprises a workshop/store, toilet and small office.

Communal parking is available to the front of the unit.

## Accommodation:

The accommodation comprises:

Workshop 56.2sq.m. (605sq.ft) or thereby

Office 2.8sq.m(30sq.f.t) or thereby

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

## Services:

We understand the property is served with mains water, electricity and drainage. However, interested parties should satisfy themselves regarding the detailed whereabouts and capacity of services.

## Energy Performance Certificate (EPC):

Band E, a copy is available upon request.

## Rating Information/Business Rates:

Following Revaluation, the Rateable Value of the property will be £2,300 from 1<sup>st</sup> April 2023. 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/businessrates/> . 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:

## Viewing Arrangements:

To arrange a viewing please contact:

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The property is being offered for lease based on uses falling within Classes 4, 5 & 6 of the Schedule to The Town & Country Planning (Use Classes) (Scotland) Order 1997, however 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: E: [planning@aberdeenshire.gov.uk](mailto:planning@aberdeenshire.gov.uk) T: 01467 534333.

## Rent:

The property is available to lease at a rent of £4,750 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 any applicable LBTT and 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 E: [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 Manager, 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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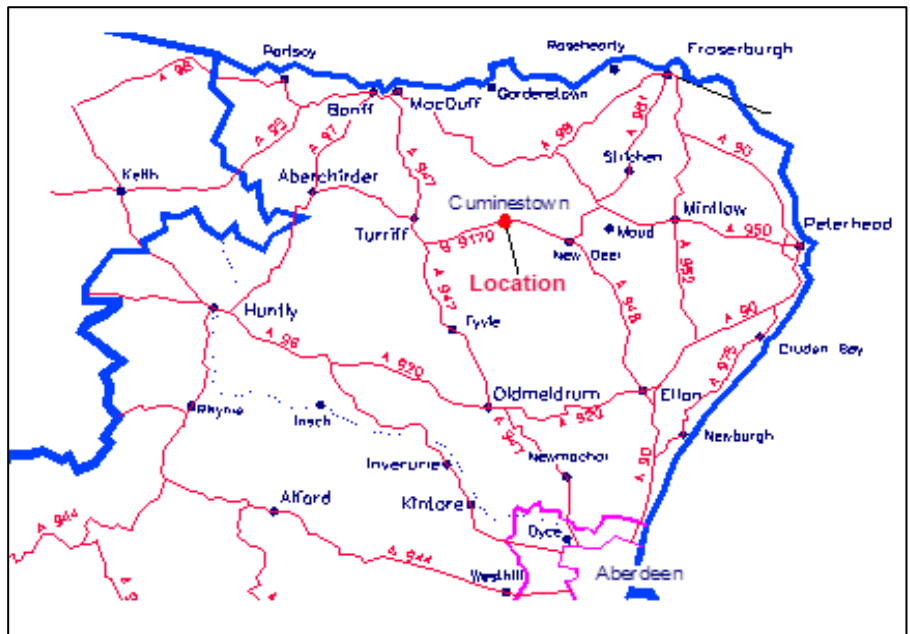
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## Site Plan:



## 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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