



Industrial Unit and Yard
**UNIT C BLACKHOUSE
INDUSTRIAL ESTATES**

Peterhead, AB42 1BN

- GIA: 59.2 sq.m (637 sq.ft) or thereby
- Established Business Location
- Flexible Lease Terms

£5,550 per annum

FOR LEASE

Contact Details
Telephone: 01467 469261
Email: estates@aberdeenshire.gov.uk
www.aberdeenshire.gov.uk/property

UNIT C BLACKHOUSE IND EST

Peterhead, AB42 1BN

Location:

The subjects are located in busy, coastal town of Peterhead which lies approximately 32 miles north of Aberdeen and represents one of Aberdeenshire's principal employment and service centres. The subjects are situated within the established Blackhouse Industrial Estate, which sits to the west of Peterhead town centre and close to the A90 providing good access to Aberdeen, Fraserburgh and the wider road network. Surrounding occupiers within the estate includes Bomar Offshore Ltd, Howdens, Grampian Lifting Services and Keycraft.

Description:

The property comprises an end terraced workshop unit of steel portal frame construction, with concrete block walls and floor. There is secure, wrap around yard area with gated vehicular access from the front of the property. A metal roller shutter door to the front provides vehicular access to the unit and there is separate pedestrian access.

Internally the unit provides workshop space and toilet facilities. Communal car parking is available at the front of the property.

Accommodation:

The accommodation comprises:

Workshop: 59.2m² (637 sq.ft)

Compound: 122m²

The foregoing measurements have been calculated in accordance with the RICS Code of measuring Practice (6th Edition)

Contact Details
Telephone: 01467 469261
Email: estates@aberdeenshire.gov.uk
www.aberdeenshire.gov.uk/property

UNIT C BLACKHOUSE IND EST

Peterhead, AB42 1BN

Energy Performance Certificate:

Band D and EPC will be available on request.

Services:

The property is served with mains water, electricity, and drainage. Interested parties should satisfy themselves regarding the detailed whereabouts and capacity of services.

Rating Information/Business Rates:

The premises are currently entered in the Valuation Roll with a Rateable Value of £3,200 effective from 1/04/2023. The incoming Tenant will be responsible for business rates but may qualify for partial relief through the Small Business Bonus Scheme. Further information is available via the Council's website:

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

Planning:

The property is being offered for lease based on uses falling within Class 5 of the 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

T: 01467 534333

Rent:

The property is available to lease at a rent of £5,550 per annum. VAT will be payable on the rent.

Lease Terms:

Aberdeenshire Council is seeking to lease the property on a six-year 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.

Viewing Arrangements:

To arrange a viewing please contact:

Contact Details

Telephone: 01467 469261

Email: estates@aberdeenshire.gov.uk

www.aberdeenshire.gov.uk/property

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: 01467 469261

Email: 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 469261. 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.

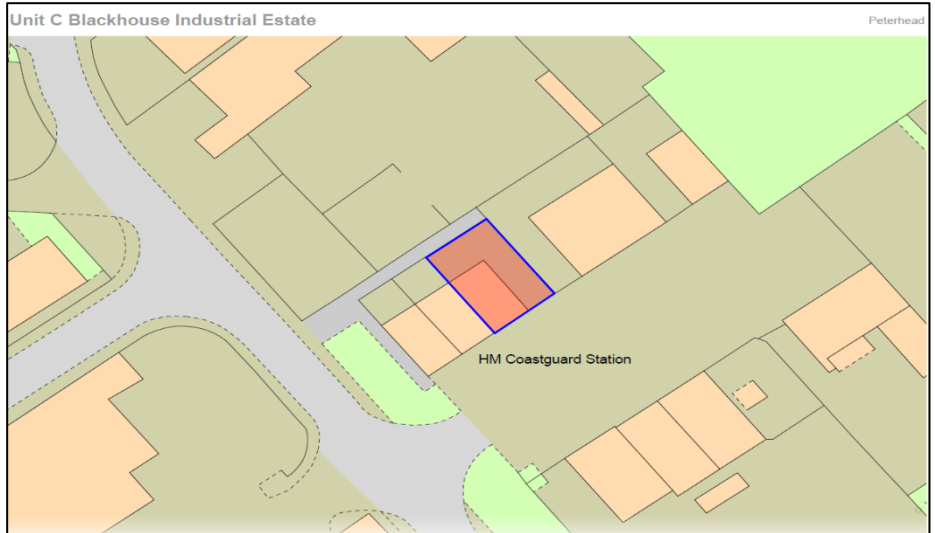
Viewing Arrangements:

To arrange a viewing please contact:

UNIT C BLACKHOUSE IND EST

Peterhead, AB42 1BN

Site/Location 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.

Contact Details
Telephone: 01467 469261
Email: estates@aberdeenshire.gov.uk
www.aberdeenshire.gov.uk/property

Date of publication: November 2023 PS