

# Property Particulars



## FOR LEASE

**Unit 13**  
**Balmoor Industrial Estate**  
**Catto Way**  
**Peterhead**  
**AB42 1PQ**

[www.aberdeenshire.gov.uk/property](http://www.aberdeenshire.gov.uk/property)

- Workshop unit suitable for small / start-up business
- Workshop: 80m<sup>2</sup> (860 ft<sup>2</sup>)
- Suitable for a variety of business uses including light industry, general industrial, storage or distribution
- Energy Performance Certificate (EPC)  
EPC: Band E+
- Offers In Region Of £4,300 per annum plus VAT

### Viewing Arrangements

To view the property or for further information please contact:

**Peter Ward**

**01779 483710**

**peter.ward@aberdeenshire.gov.uk**



## Location:

The property is located on the Balmoor Industrial Estate in Peterhead and may be approached from Windmill Road, which links the A950 and the A982, by turning onto Grange Road by the fire station and then first left onto Catto Way. Peterhead is located on the Buchan coast some 30 miles north of Aberdeen. The A90 allows for easy access to Aberdeen to the south and Fraserburgh to the north.

The nearby Balmoor Retail Park is home to Halfords, Home Bargains and Lidl stores.

## Description:

The property comprises a single storey end link unit suitable for a range of business uses, light industry, general industrial, storage or distribution. The unit is considered suitable for a small / start-up business. Vehicular access to the unit is via a metal roller shutter door with separate pedestrian access.

The unit benefits from having a WC & hand-wash facility.

## Energy Performance Certificate (EPC):

EPC: Band E+

## Accommodation:

The accommodation comprises:

Workshop Area: 80 m<sup>2</sup> (860 ft<sup>2</sup>)

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 water, electricity and drainage.

Interested parties should satisfy themselves regarding the detailed whereabouts and capacity of services.

## Council Tax Banding / Rating Information:

The Valuation Roll shows a rateable value for the property of £4,000 with effect from 1<sup>st</sup> April 2010.

## Planning:

This industrial unit is being offered for lease on the basis of uses falling within Classes 4, 5 & 6 of the 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 these Use Classes. Enquiries should be directed to:

Buchan Area Planning Office

Buchan House, St. Peter Street

Peterhead, AB42 1QF

Tel: 01779 483724

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

## Price:

Offers in the region of £4,300 (+VAT) per annum are invited.

## VAT:

All prices, rents and premiums quoted are exclusive of VAT.



## Lease Terms:

Aberdeenshire Council is seeking to lease the property on a six year full repairing and insuring basis, incorporating a rent review after the third year. There will be options for the tenant to terminate at the end of the 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> years, subject to a penalty payment. Consideration may be given to alternative lease terms.

Tenants are responsible for the payment of an annual service charge in respect of maintenance of the common parts of the estate. The charge is currently levied at an annual rate of 5% of the annual rent.

## Legal Costs:

In the usual manner, the ingoing tenant will pay the Landlord's reasonably incurred legal expenses and registration dues.

## Date of Entry:

To be agreed upon conclusion of legal formalities.

## Viewing Arrangements:

To view the property or for further information please contact:

Peter Ward, Area Estates Surveyor

Tel: 01779 483710

[peter.ward@aberdeenshire.gov.uk](mailto:peter.ward@aberdeenshire.gov.uk)

## Offers:

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

Tel: 01224 664255

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

In the event a closing date is 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.

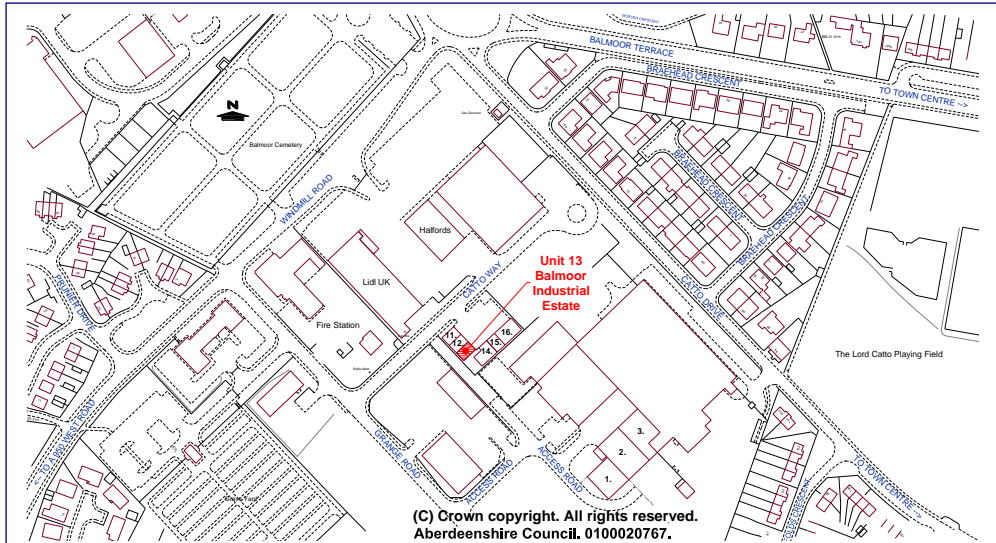
Offers to lease must state the price and must be valid offers in accordance with Scottish Law and submitted in the official tender envelope. Offers submitted otherwise than in accordance with this requirement may not be considered.

Bidders should note that the Council is not bound to accept the highest or indeed any offer received.

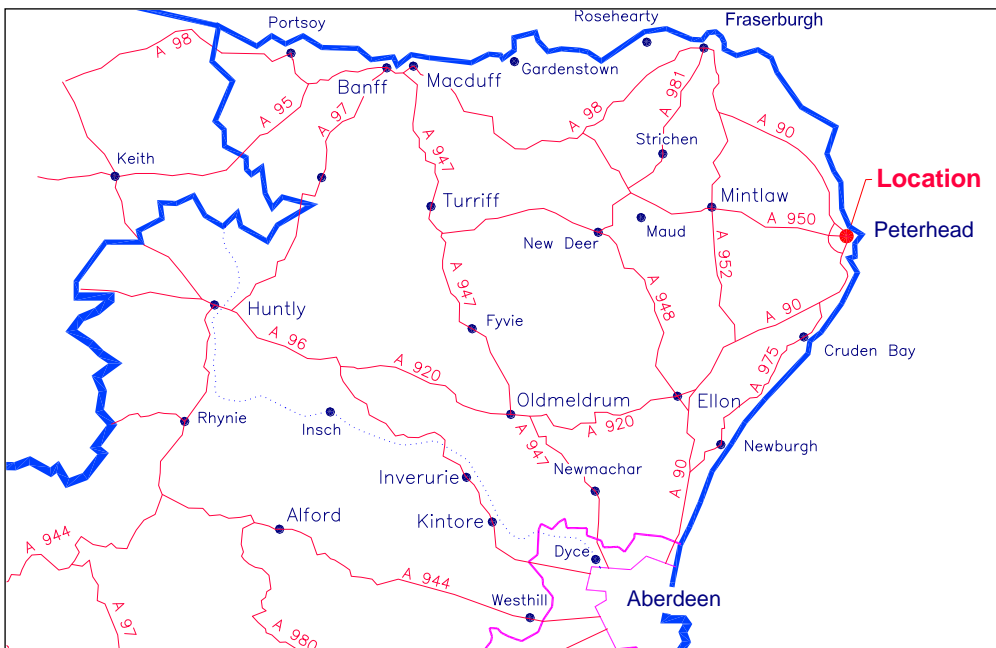
## Date of Publication:

June 2016

## Site Plan



## Location Plan



## Misrepresentation Act 1967 and Property Misdescriptions Act 1991

### 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.