

Property Particulars



FOR LEASE

Unit F

Anderson Place

West Shore Industrial Estate

Fraserburgh

AB43 9SU

www.aberdeenshire.gov.uk/property

- Workshop unit on established industrial estate
- Workshop: 54 m²
- Fenced compound: 120 m²
- Suitable for a variety of business uses including light industry, general industrial, storage or distribution
- Energy Performance Certificate (EPC): Band E
- Offers In Region Of £4,350 per annum

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 West Shore Industrial Estate to the west of Fraserburgh town centre and may be approached from the A98 by turning onto the B9031 then Westshore Road leading to Anderson Place (following signs for the Household Waste & Recycling Centre). Fraserburgh is located on the Banff & Buchan coast some 40 miles north of Aberdeen via the A90 and A952.

Description:

The property comprises a single storey end link unit suitable for a range of business uses, light industry, general industrial, storage or distribution. To the side and rear of the property is a fenced compound with gated vehicular access to the front. Vehicular access to the unit is via a metal roller shutter door with separate pedestrian access. There is space for car parking at the front of the unit within the communal area of the industrial estate.

Welfare amenities include a small work-surface and stainless sink with drainboard; separate WC & WHB.

Accommodation:

The accommodation comprises:

Workshop: 54 m² (580 ft²)

Compound: 120 m²

Measurements have been calculated in accordance with the RICS Code of Measuring Practice (6th Edition).

Energy Performance Certificate (EPC):

EPC: Band E

Services

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

Business Rates Information:

The Valuation Roll shows a rateable value for the property of £2,800 with effect from 1st 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:

Banff & Buchan Area Planning Office

Town House

Low Street

Banff

AB45 1AY

Tel: 01261 813210

Email: bb.planapps@aberdeenshire.gov.uk

Price:

Offers in the region of £4,350 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 1st, 2nd and 3rd years, subject to a penalty payment and at least four months' prior written notice. Consideration may be given to alternative lease terms.

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 Arrangement:

To view the property or for further information please contact:

Peter Ward, Area Estates Surveyor

Tel: 01779 483710

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

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.

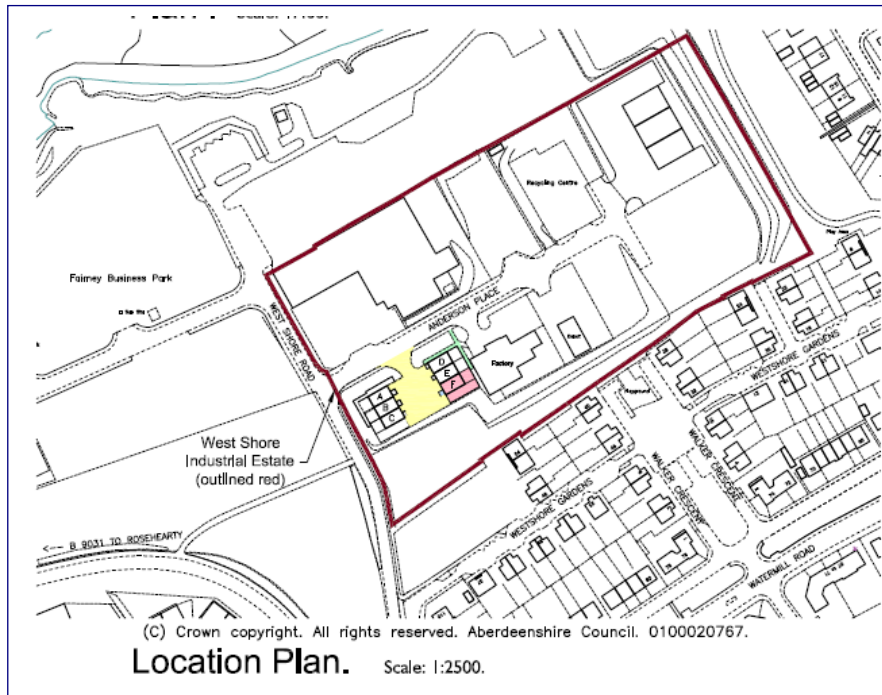
Offers to lease must state the price and must be valid offers in accordance with Scottish Law and submitted in the official tender envelope. Offers submitted otherwise than in accordance with this requirement may not be considered.

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

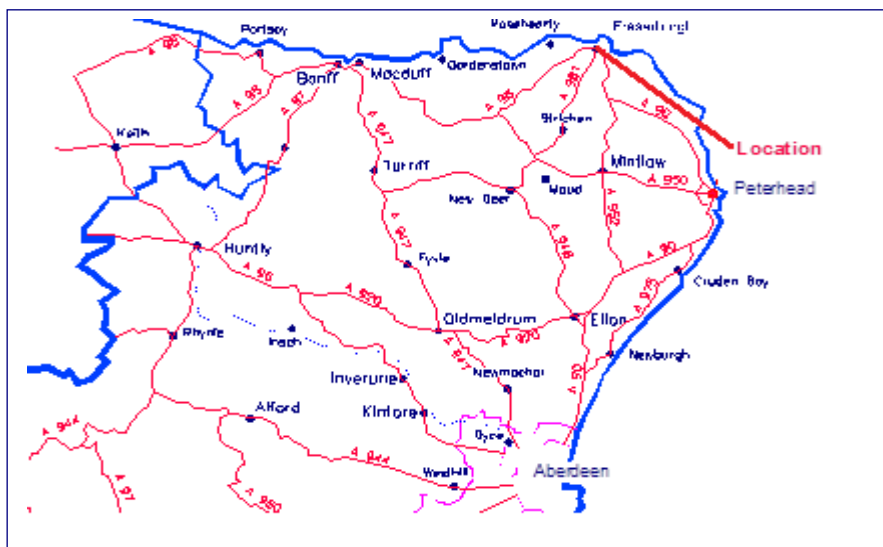
Date of Publication:

September 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.