

Property Particulars

Aberdeenshire
COUNCIL



FOR LEASE

**Unit 4
Markethill Industrial Estate
Turriff
AB53 4PA**

www.aberdeenshire.gov.uk/property

- Immediate Availability
 - 97.5 sq m (1048 sq ft)
- Offers around
£7,350 pa

Viewing Arrangement

To view the property or
for further information
please contact:

Corri O'Shea
01467 539753

[corri.oshea@
aberdeenshire.gov.uk](mailto:corri.oshea@aberdeenshire.gov.uk)



Location:

The subjects are located within the established Markethill Industrial Estate adjacent to the business centre.

Turriff is approximately 36 miles from Aberdeen on the A947 Aberdeen-Banff trunk road. The property can be found by following the A947 through Turriff to the Square and turning left on to Market Street. Follow Market Street for approximately 500 yards and prior to it joining Meadow Road, take a right turn and right again. Unit 4 is the last workshop unit on the left.

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

Description:

The property is one of four similar semi-detached workshop units with pitched metal profile clad roof and concrete floor. The unit has been converted from Industrial use to gymnasium and internally has plasterboard lined walls and ceiling with fluorescent lights.

Communal parking is available to the front of the unit.

Accommodation:

The accommodation comprises former workshop space converted to gym but would be ideal office space. There is a tea prep and toilet to the front of the unit.

Workshop/Office 97.5 sq m (1048 sq ft)

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

Services:

The property is served with mains water and electricity. Heating by electric panel radiators.

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

Energy Performance Certificate (EPC):

An EPC is available on request. The property has an EPC rating of band G.

Council Tax Banding / Rating Information:

The premises are currently entered in the Valuation Roll with a Rateable Value of £4,100.

Planning:

The previous occupiers obtained a Change of Use from Class 4 Light Industrial to Class 11 Leisure Facility. However, the premises is being offered for lease on the basis of uses falling within Class 4, 5 & 6 of the Use Classes (Scotland) Order 1997. Interested parties should seek advice or make their own enquiries whether their intended use would fall within the definition of this class.

Price:

Offers around £7,350 per annum are invited.

VAT:

All prices, rents and premiums quoted are exclusive of VAT. 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 at the end of the 1st, 2nd and 3rd years, subject to a penalty payment of 15% of the annual rent. No service charge will be payable.

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 registrations dues.

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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, 01467 536116.

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. All offers should be submitted in Scottish Legal Form. The Council is not bound to accept the highest or indeed any offer.

Date of Entry:

To be agreed upon conclusion of legal formalities.

Date of Publication:

October 2016.

