

Property Particulars



FOR LEASE

Shop 9a

The Square

Huntly

AB54 8BR

- Shop Unit
- Offers in the region of £5,950 p.a.
- Use Class 1

Viewing Arrangement

To view the property or for further information please contact:

Graeme A Smith

01467 530790

graeme.smith@aberdeenshire.gov.uk

www.aberdeenshire.gov.uk/property



Location:

Huntly is a market town and commercial centre situated on the A96 approximately 37 miles from Aberdeen. There are rail and Bus links to Aberdeen. Huntly has a good range of facilities and shops including two major supermarkets and both primary and secondary schools.

Extract plans are provided showing the location of the subjects.

Description:

The property comprises a mid-terraced retail unit located in the town centre square.

The building is constructed in pointed stone with pitched and slated roofing and with timber framed windows. The building is Category C Listed.

Accommodation:

The accommodation comprises:

Shop 9a, The Square, Huntly

Net Internal Area:-

Retail area	29.35 sq. m	315.92 sq. ft.
Storage area	33.18 sq. m	357.15 sq. ft.
Cellar	25.7 sq. m	276.63 sq. ft.

Services:

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

VAT:

All prices, rents and premiums quoted are exclusive of VAT. VAT will be payable on the rent.

Energy Performance Certificate (EPC):

An EPC is available on request. Rating G.

Rating Information:

The Valuation Roll shows a rateable value for the property of £5,300 with effect from 1st April 2017.

Planning:

It is understood that the premises currently has permission for use within Use Class 1 (Retail) of the Town and Country Planning (Use Classes) (Scotland) Order 1997. However, it is the ingoing Tenant's responsibility to ensure the subjects are suitable for their purpose.

All planning enquiries regarding renovation and alternative uses should be directed to: Kincardine & Mearns and Marr Area Planning Office

Viewmount
Arduathie Road
Stonehaven
AB39 2DQ

T: 01569 690544

E: km.planapps@aberdeenshire.gov.uk and
ma.planapps@aberdeenshire.gov.uk

Price:

Offers in the region of £5,950 (Five Thousand Nine Hundred Pounds Sterling) per annum, are invited.

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 break at the end of the 1st, 2nd and 3rd years of the lease, subject to a penalty payment. 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, as well as any applicable L&BTT and registrations 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:

Graeme A Smith MRICS
Estates Surveyor (Marr)
01467 530790

graeme.smith@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 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 Publication:

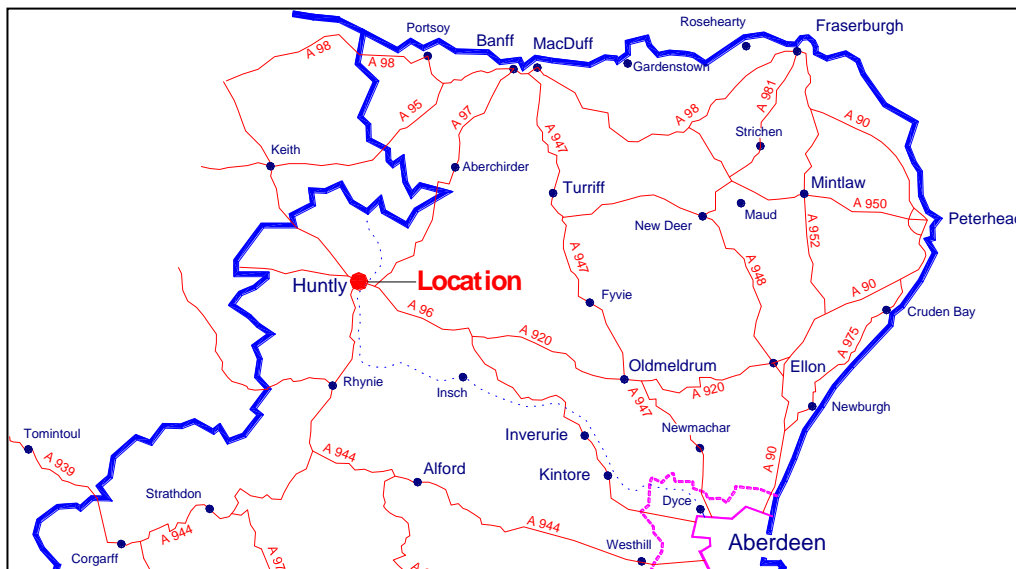
April 2018.



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.