

Property Particulars



FOR LEASE

**Unit 2 Huntly Industrial Estate
Steven Road
Huntly
Aberdeenshire**

www.aberdeenshire.gov.uk/property

- Day Care Centre (Class 10)
- Possibility of change of use to Office/ Workshop Class 4 & 5
- Available Immediately
- £6,000 p.a.

Viewing Arrangements

To view the property or for further information please contact:

Graeme A Smith

01224 664258

Graeme.smith@aberdeenshire.gov.uk



Location:

Huntly is a market town and commercial centre situated in the heart of Aberdeenshire on the A96 approximately 37 miles from Aberdeen. There are rail and bus links to Aberdeen and Dyce Airport. It has a good range of facilities, including 2 Supermarkets and Schools.

Extract plans are provided showing the location of the subjects.

Description:

The property comprises a single story detached building currently with a Class 10 planning permission. The accommodation comprises a large open plan office, kitchen, two W/C's and a storeroom.

The property has blockwork walls roughcast externally with a pitched tiled roof.

There is an apron and parking-yard areas surrounding this unit.

Currently such areas are not exclusive and are shared with unit 1 but, if required, an allocation of exclusive parking/ yard area may be able to be offered

Accommodation:

The accommodation comprises: -

Net Internal Area: 822sq ft – (76.40 sq m)

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

Services:

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.

Energy Performance Certificate (EPC):

An EPC is available on request.

Planning:

Whilst the property is being offered for lease on the basis of the existing Class 10 of Use Classes (Scotland) Order 1997, previously the property had a Class 5 use. Interested parties should seek advice or make their own enquires with the Councils Planning Service whether their intended use would fall within the current definition or if a change of use would be required. It is the incoming tenant's responsibility to ensure the subjects are suitable for their purpose.

Service Charge:

An annual service charge set at 5% of the rent for the duration of the lease is payable in respect of the upkeep of the common areas of the industrial estate in which the premises are situated.

The service charge will be paid monthly by direct debit along with the rent.

Price:

Offers of rent in the region of £6,000 (Six Thousand Hundred Pounds) per annum exclusive of VAT are sought.

VAT:

The rent and service charge quoted are exclusive of VAT, which will be payable.

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. Consideration may be given to alternative lease terms.



As mentioned above, tenants will also be responsible for the payment of a service charge in respect of maintenance of the common elements of the Industrial Estate. The charge is currently levied at 5% of the annual rent.

Rates:

An application to re-assess the RV has been made. Previously Units 1 & 2 were included in the Valuation Roll as a single entry.

Legal Costs: Rates:

In the usual manner, the ingoing tenant will pay the Landlord's reasonably incurred legal expenses, as well as any applicable SDLT and registrations dues.

Date of Entry:

To be agreed upon conclusion of legal formalities.

Viewing Arrangement / Offers:

To view the property or for further information please contact:

Graeme A Smith MRICS

Estates Surveyor (Marr)

01224 664258

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, 01224 664255.

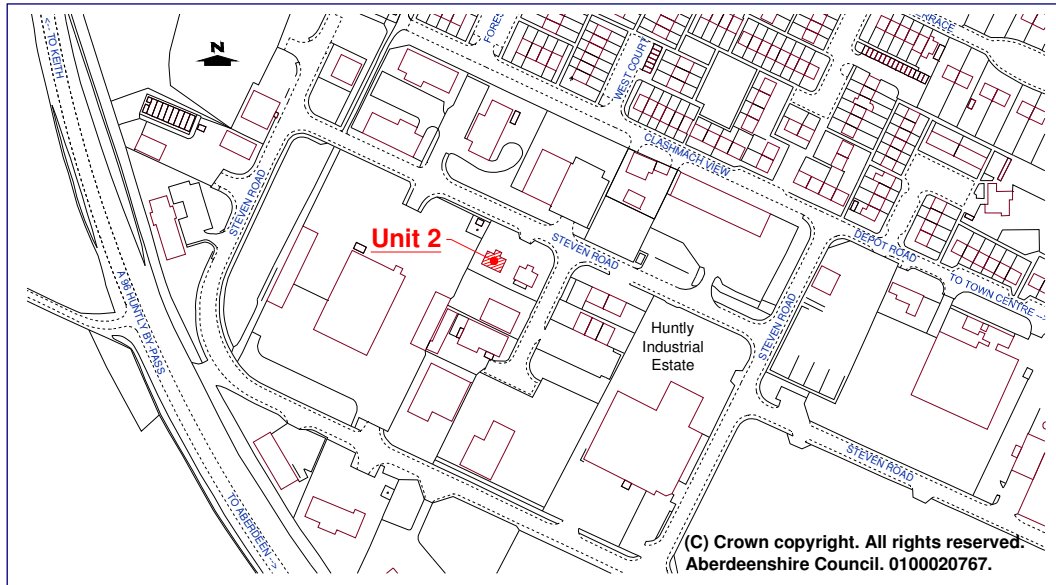
In the event a closing date is set, all persons who have noted their interest in the property will be sent details of the closing date, together with details of the Council's tender

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.

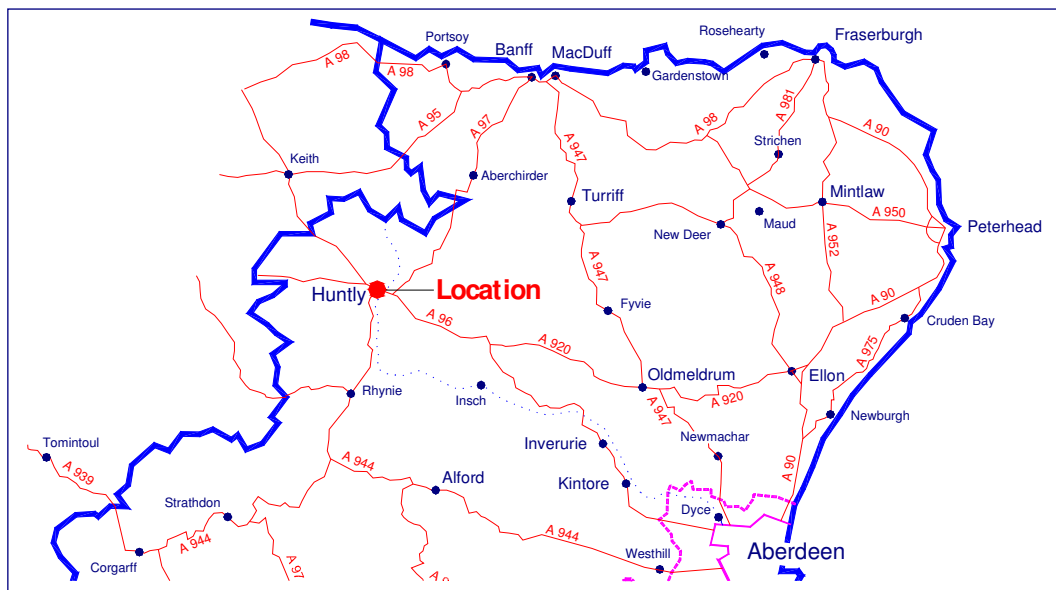
Date of Publication:

July 2014

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.