

# Property Particulars



## FOR LEASE

### **Unit 11, Blackburn Industrial Estate, Blackburn**

Industrial Accommodation within close proximity to A96.

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

- Available from November 2015
- 114.98 sq m (1238 sq ft)
- £12,000 pa

#### **Viewing Arrangement**

To view the property or for further information please contact:

**Mark Fleming**

01224 664226

[mark.fleming@aberdeenshire.gov.uk](mailto:mark.fleming@aberdeenshire.gov.uk)



## Location:

The property is located within Blackburn Industrial Estate in the settlement of Blackburn. Blackburn is a popular commuting village conveniently located on the A96 Aberdeen to Inverness road approximately 8 miles north west of Aberdeen city centre and 8 miles south east of Inverurie. Dyce Industrial Estate and Aberdeen Airport are connected by excellent transport links and are approximately a 10 minute drive away.

The tenant mix at Blackburn Industrial Estate is testament to the diversity that is present within the local economy. The estate itself is well maintained and benefits from its close proximity to a number of local amenities.

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

## Description:

The property comprises a single storey end terraced unit with a workshop and toilet facilities to the front of the unit and an office area to the rear. Vehicular access to the unit is available via a metal roller shutter door with pedestrian access adjacent to the roller shutter door on the front elevation. Car parking is available in the communal area to the front of the property.

Internally, the unit has been well maintained and has been recently redecorated.

## Accommodation:

The accommodation comprises:-

Workshop Area                      79.07 sq m (851 sq ft)

Office Area                              35.91 sq m ( 387 sq ft)

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

## Services:

We understand the property is served with mains water, electricity, gas 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. The property has an EPC rating of Band F.

## Council Tax Banding / Rating Information:

The Rateable Value of the property in the Valuation Roll requires to be re-assessed.

## Planning:

Whilst the industrial unit 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 in the region of £12,000 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 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 will be 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, as well as any applicable LBTT and registrations dues.

## **Date of Entry:**

To be agreed upon conclusion of legal formalities.

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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, 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:**

October 2015

## **Misrepresentation Act 1967 and Property Misdescriptions Act 1991**

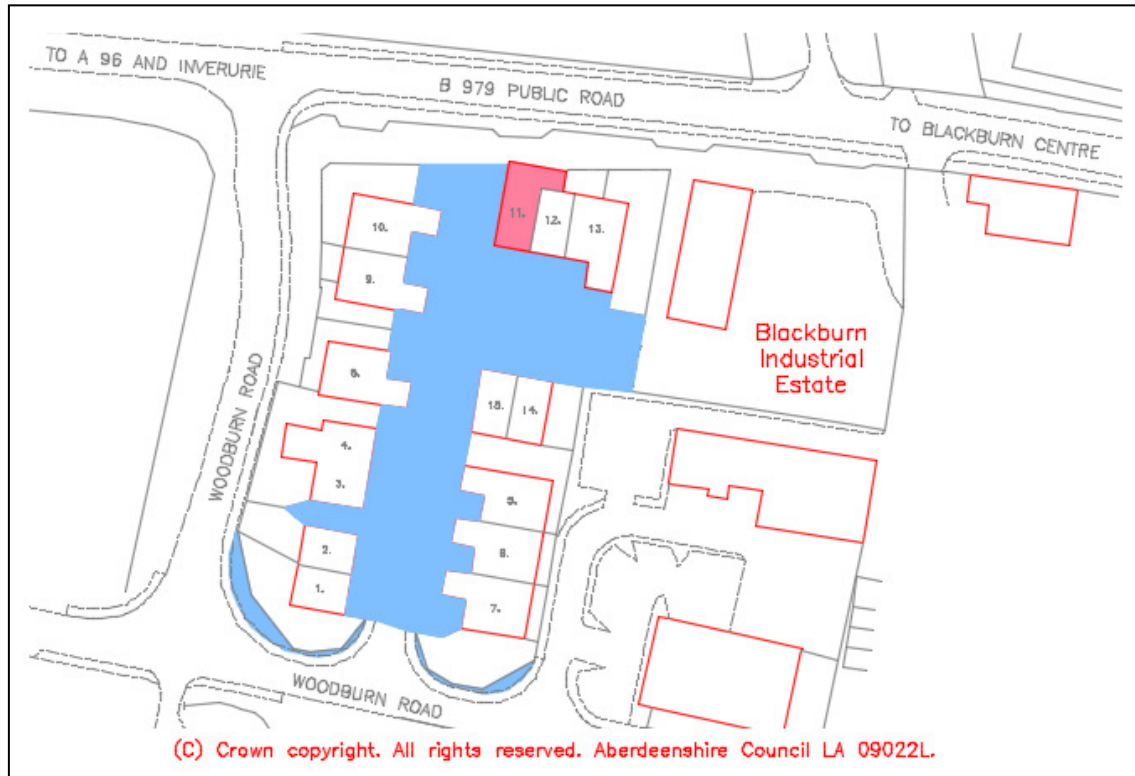
**Aberdeenshire Council give notice that:**

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.



## Site Plan:



## Location Plan:

