

Property Particulars

Aberdeenshire
COUNCIL



FOR LEASE

**Office Suite Ground Floor
Right, Town House, The
Square, Kintore, AB51 0US**

- Immediate Availability
- IPMS 3 28.74 sq m (309 sq ft)
- NIA 26.60 sq m (286 sq ft)
- £3,500 pa

Viewing Arrangement

To view the property or for further information please contact:

Mark Fleming

01224 664226

mark.fleming@aberdeenshire.gov.uk

www.aberdeenshire.gov.uk/business/available-property



Location:

The property is located on the ground floor of the Townhouse in Kintore. It is conveniently and centrally positioned in the square at the heart of Kintore. The property is easily accessible by public transport or car, with the main A96 trunk road only two minutes drive away. The A96 provides fast and direct access to Aberdeen City Centre (approximately 12 miles) and Inverness. Aberdeen Airport is only a 15 minute drive from the subjects.

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

Description:

The property which forms part of the ground floor of the historic Kintore Townhouse, comprise two offices. The subjects are cleanly decorated with a mix of wood lined and painted walls, carpet to the flooring and fluorescent strip lighting in the office accommodation. The subjects are heated by way of electric wall mounted panel and fan heaters and have toilet facilities. Parking is available in the common car parking area at the rear of the building.

Floor Area:

The International Property Measurement (IPMS): Office Buildings is the overarching international measurement standards for offices.

IPMS 3: 28.74 sq m (309 sq ft)

NIA: 26.60 sq m (286 sq ft)

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. The property has an EPC rating of band G

Council Tax Banding / Rating Information:

The Valuation Roll shows a rateable value for the property of £ 1,550 with effect from 1st April 2010.

Planning:

Whilst the offices are being offered for lease on the basis of uses falling with Class 4 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 £3,500 per annum are invited.

VAT:

All prices, rents and premiums quoted are exclusive of VAT. VAT will not 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 1st, 2nd and 3rd years, on payment of a penalty of 10% of the annual rent at 1st year and 15% of the annual rent at the 2nd and 3rd years.



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 LBTT and registrations dues.

Date of Entry:

To be agreed upon conclusion of legal formalities.

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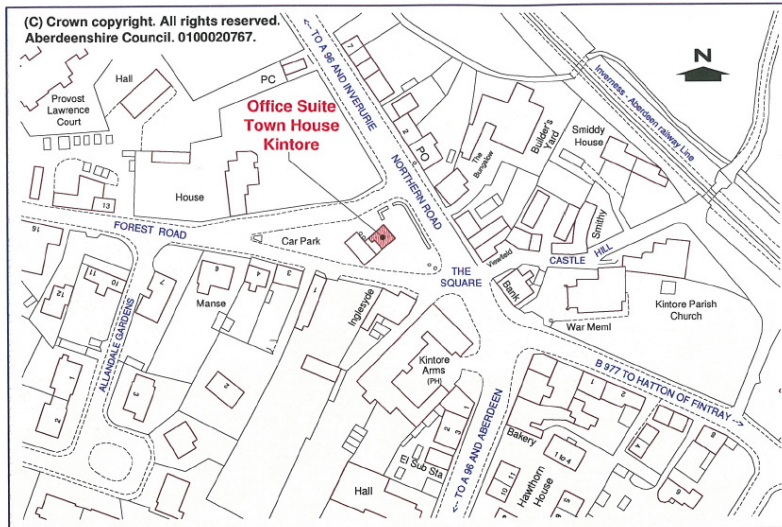
Any persons who wish to submit an offer to lease the property should note their interest with the Estates Manager, Aberdeenshire Council, Woodhill House, Westburn Road, Aberdeen, AB16 5GB, 01224 664255.

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:

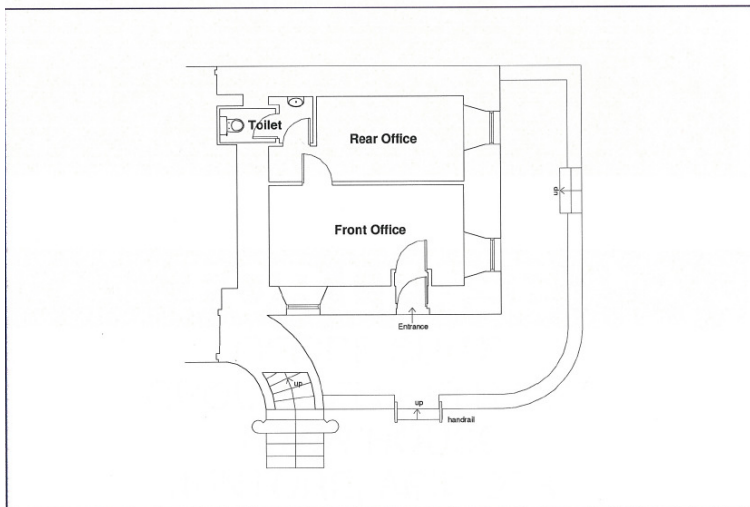
April 2016.

Site Plan:



Location Plan:

Ground Floor 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.