Property Particulars

Aberdeenshire COUNCIL



FOR LEASE

Unit 7
Aboyne Industrial Estate
Low Road
Aboyne
AB34 5GW

www.aberdeenshire.gov.uk/property

- **Industrial Unit & Office**
- **Offers in the region of £5,400 p.a.**
- **Suitable For Use Classes 4, 5 & 6**

Viewing Arrangement

To view the property or for further information please contact:

Graeme A Smith

01224 664258

Or John Still

07833 368036

graeme.smith@ aberdeenshire.gov.uk

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Location:

The property is located within the established Aboyne Industrial Estate, which is situated close to Aboyne town centre. Aboyne is situated approximately 30 miles west of Aberdeen on the A93 North Deeside Road.

Extract plans are provided showing the location and extent of the subjects.

Description:

The property comprises a single storey end-terraced industrial unit with a small office to the side.

The property has blockwork walls rendered externally with an insulated profiled clad roof. Vehicular access is via a steel roller shutter door.

There is a common apron and parking areas serving all units in the estate.

Accommodation:

The accommodation comprises: -

Workshop:	59.92 /sq m	(645 /sq ft)
Office:	19.51 /sq m	(210 /sq ft)

Or thereby

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):

Band E An EPC is available on request.
Band

Rating Information:

The Valuation Roll shows a rateable value for the property of £4,100 with effect from 1st April 2010.

Planning:

Whilst this factory unit is being offered for lease on the basis of uses falling within classes 4, 5 and 6 of the Use Classes (Scotland) Order 1997, interested parties should seek advice or make their own enquires whether their intended use would fall within the definition of these classes.

Price:

Offers in the region of £5,400 (Five Thousand Four Hundred Pounds Sterling) per annum are invited.

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.

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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 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.

Tenants will be responsible for the payment of an annual service charge in respect of maintenance of the common parts of the industrial estate. The charge is currently levied at an annual rate of 5% of the annual rent payable.

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.

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graeme.smith@aberdeenshire.gov.uk

Or John Still 07833 368036
john.still@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 which 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 2016

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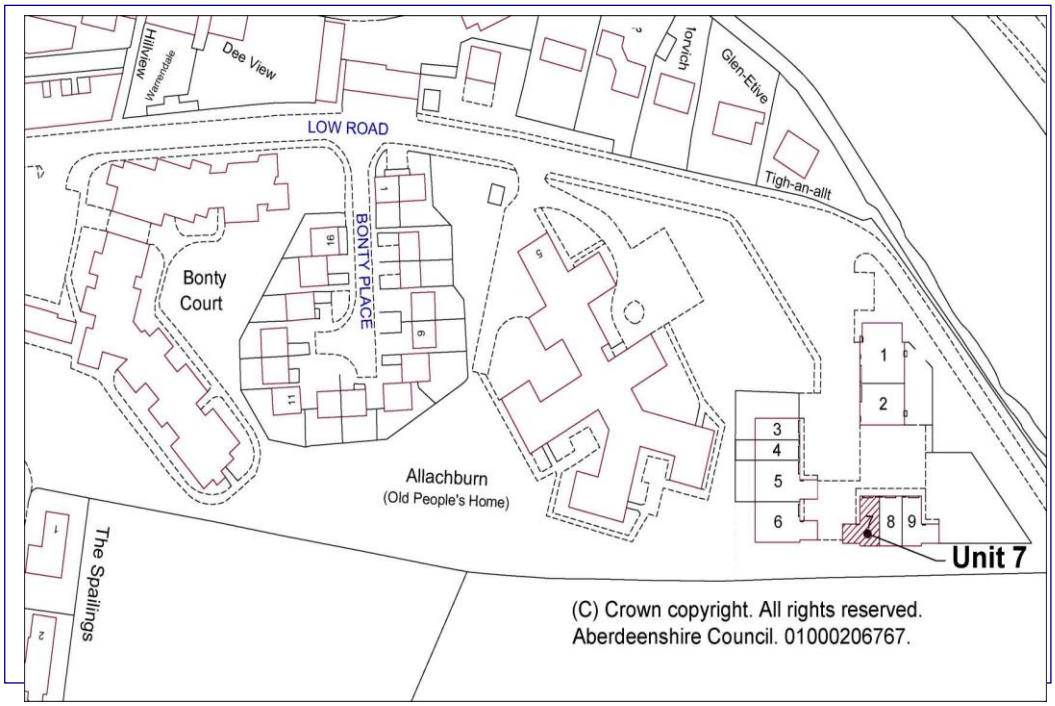
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Site Plan:



Location Plan:

