

Property Particulars



FOR LEASE

Collie Lodge
Low Street
Banff
AB45 1AU

www.aberdeenshire.gov.uk/property

- Former visitor information centre
- Accessible ground floor space - 35 m²
- Suitable for a variety of small business uses subject to planning consent
- Adjacent parking
- Rateable value - £2600
- Rent - £3,500pa (+ VAT)

Viewing Arrangements

To view the property or for further information please contact:

Robert Eunson

01467 539827

robert.eunson@aberdeenshire.gov.uk



Location:

The former visitor information centre is located in the centre of Banff on the edge of the main St Mary's car park which is accessed from Low Street.

Description:

The property comprises a single storey lodge style building of historic interest prominently located in the car park. The building is fully accessible. Although very small the property would provide a good location for a small startup business possibly catering for visitors to Banff. The property is offered on a short term arrangement (up to one year) that can be upgraded to a full lease if the new venture proves to be successful.

Energy Performance Certificate (EPC):

An EPC is not required for this property

Accommodation:

The accommodation comprises:

The accommodation comprises:

Office: 28.9 Square metres

Stores: 4.45 Square metres

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

Services:

The property is served with mains water, electricity and drainage.

Interested parties should satisfy themselves regarding the detailed whereabouts and capacity of services.

Council Tax Banding / Rating Information:

The Valuation Roll shows a rateable value for the property of £2600 with effect from 1st April 2017.

Planning:

The former visitor information centre is being offered for lease on the basis of uses falling within Class 1 of the Use Classes (Scotland) Order 1997. Interested parties should seek advice or make their own enquiries as to whether their intended use would fall within the definition of this Use Class or would require planning consent for a change of use, Enquiries should be directed to:

Banff Area Planning Office

01261 455811

Email: bb.planapps@aberdeenshire.gov.uk

Rent:

£3,500 per annum (+ VAT).

VAT:

All rents and premiums are exclusive of VAT.

Lease Terms:

Aberdeenshire Council is seeking to let the property on a short term arrangement (up to one year) that can be upgraded to a full lease if the new venture proves to be successful and subject to a Common Good Order being obtained.

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 and registration dues (including Common Good Order costs, if applicable).

Date of Entry:

To be agreed upon conclusion of legal formalities.

Viewing Arrangements:

To view the property or for further information please contact:

Robert Eunson

Tel: 01467 539827

robert.eunson@aberdeenshire.gov.uk

Offers:

Any persons who wish to submit an offer to lease the property should note their interest with the:

Estates Section
Aberdeenshire Council
Woodhill House
Westburn Road
Aberdeen
AB16 5GB
Tel: 01467 536116
Email: estates@aberdeenshire.gov.uk

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.

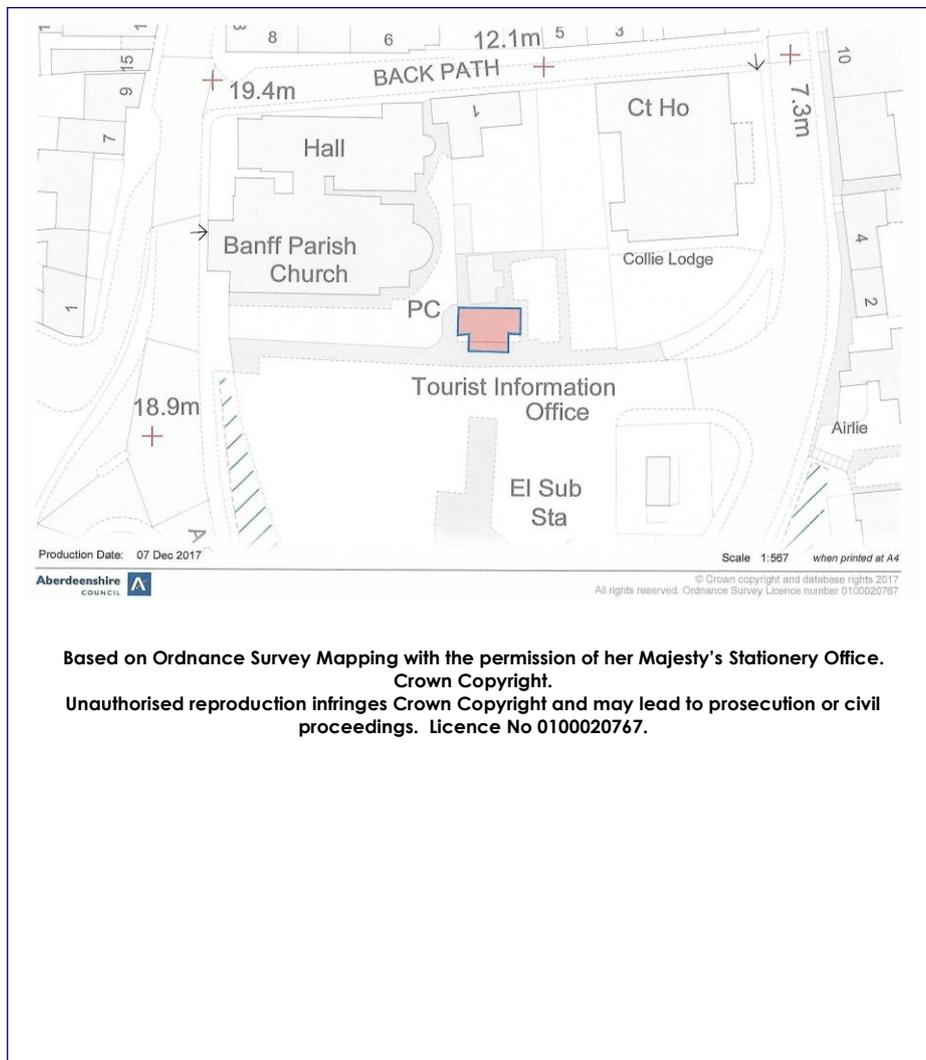
Offers to lease must state the price and must be valid offers in accordance with Scottish Law and submitted in the official tender envelope. Offers submitted otherwise than in accordance with this requirement may not be considered.

Bidders should note that the Council is not bound to accept the highest or indeed any offer received.

Date of Publication:

March 2021

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.