

# Property Particulars



## FOR LEASE

**Shop Unit 2**  
**Aboyne Station Square**  
**Aboyne**  
**AB34 5HX**

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

- Shop Unit
- Offers in the region of £9,800pa
- Use Class 1

### Viewing Arrangement

To view the property or  
for further information  
please contact:

**Graeme A Smith**

**01467 530790**

[graeme.smith@  
aberdeenshire.gov.uk](mailto:graeme.smith@aberdeenshire.gov.uk)



## Location:

The property is located within the established Aboyne Station Square development, which is situated in 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 approximate boundary of the subjects.

## Description:

The property comprises a mid-terraced retail unit which forms part of the Council's Aboyne Station Square development.

The former Station buildings were divided into retail units in the late 1980's. The buildings are constructed in pointed stone with pitched and slated roofing and with timber framed windows. The buildings are Category C Listed.

Communal parking is available to the front and rear of the unit in the Council's public car parks.

## Accommodation:

The accommodation comprises:

Net Internal Area 57.32 sq. m. - 617 sq. ft. or thereby.

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

## VAT:

All prices, rents and premiums quoted are exclusive of VAT. VAT will be payable on the rent.

## 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.  
Current Band G.

## Council Tax Banding / Rating Information:

The Valuation Roll shows a rateable value for the property of £6,800 with effect from 1<sup>st</sup> April 2015.

## Planning:

It is understood that the premises currently has permission for use within Use Class 1 (Retail) of the Town and Country Planning (Use Classes) (Scotland) Order 1997. However, it is the ingoing Tenant's responsibility to ensure the subjects are suitable for their purpose. Interested parties should consult with Aberdeenshire Council's Planning Service directly.

## Price:

Offers in the region of £9,800 (Nine Thousand Eight Hundred pounds sterling) are invited.

## 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.



## **Legal Costs:**

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 01467 536116

[graeme.smith@aberdeenshire.gov.uk](mailto:graeme.smith@aberdeenshire.gov.uk)

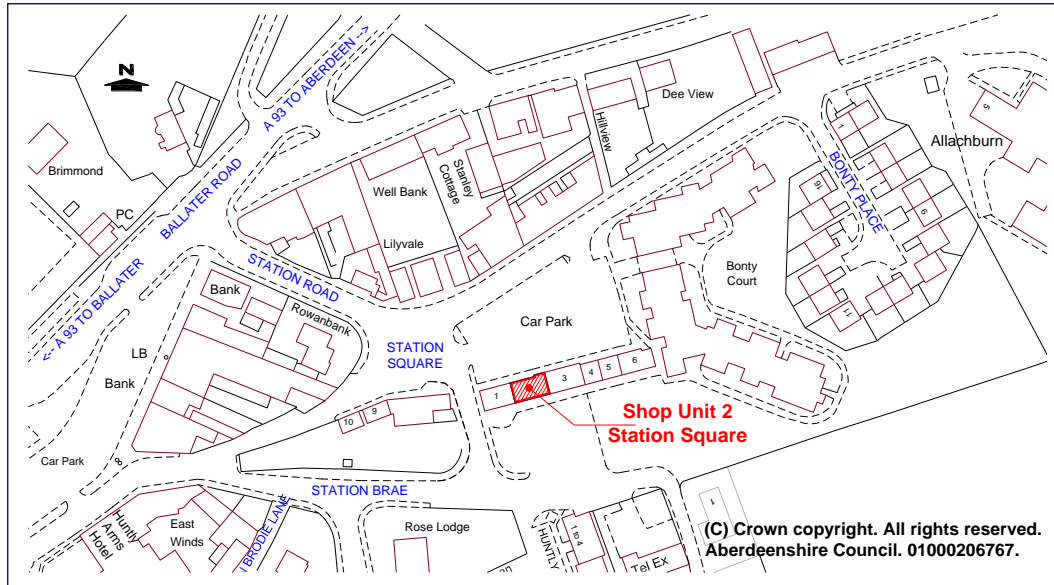
Any persons who wish to submit an offer to lease the property should note their interest with the Estates Manager, Aberdeenshire Council, Woodhill House, Westburn Road, Aberdeen, AB16 5GB 01467 536116.

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.

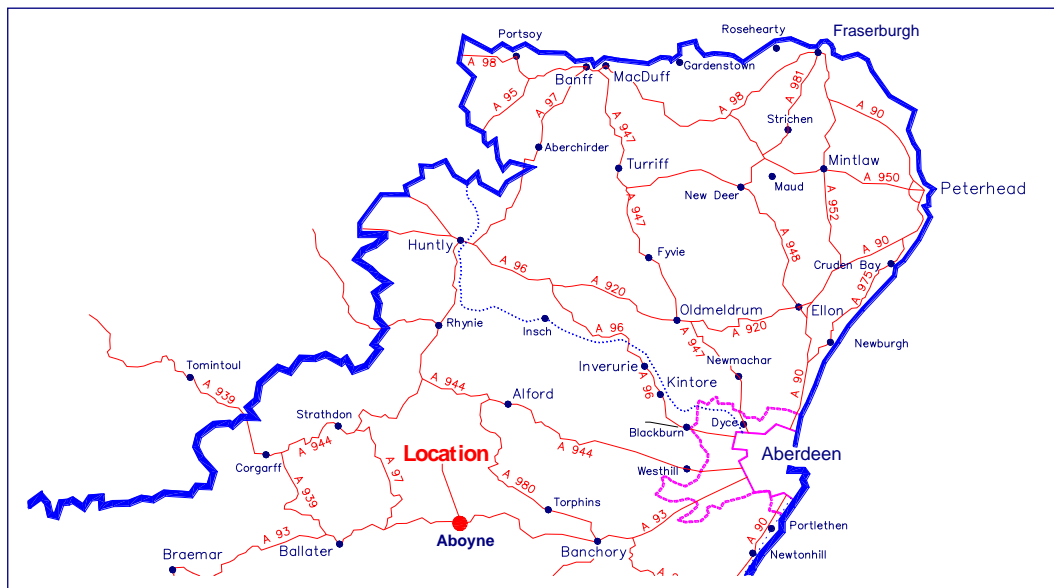
## **Date of Publication:**

August 2018

## 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 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.