

Property Particulars



FOR LEASE

**Shop Unit 2
The Mews Development
Mar Road, Braemar
AB34 5YL**

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

- Shop Unit
- Offers in the region of £7,850 p.a.
- Use Class 1

Viewing Arrangement

To view the property or for further information please contact:

Graeme A Smith

01224 664258

graeme.smith@aberdeenshire.gov.uk



Location:

The property is located within the established Mews Development, which is in the center of Braemar.

Braemar is situated approximately 56 miles west of Aberdeen on the A93 North Deeside Road.

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

Description:

The property comprises an mid-terraced retail unit which forms part of the Council's Braemar Mews Development.

The Mews building was originally constructed in 1873 as the stable block of the Fife Arms Hotel. The Mews was divided into retail units in the early 1990's. The buildings are constructed in harled stone and timber walls with pitched and slated roofing and with timber framed windows.

Accommodation:

The accommodation comprises:

NIA 867 sqft or 80.5 sqm

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):

An EPC is available on request.
Band G

Rating Information:

The Valuation Roll shows a rateable value for the property of £5,300 with effect from 1st April 2017.

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 £7,850 per annum (Seven Thousand Eight Hundred and Fifty pounds sterling) per annum are invited.

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 years on internal 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.

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. Viewing Arrangement / Offers:

To view the property or for further information please contact:

Graeme Smith: 01467 530790

Or

Corri O'Shea: 01467 539913

graeme.smith@aberdeenshire.gov.uk

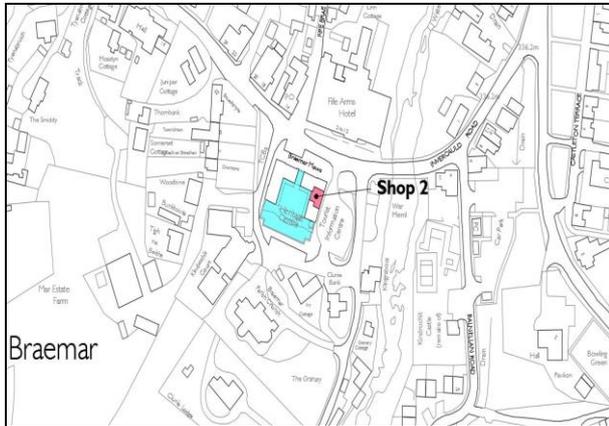
Any persons who wish to submit an offer to lease the property should note their interest with the Estates Manager, Aberdeenshire Council, Woodhill House, Westburn Road, Aberdeen, AB16 5GB 01467 530790

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.

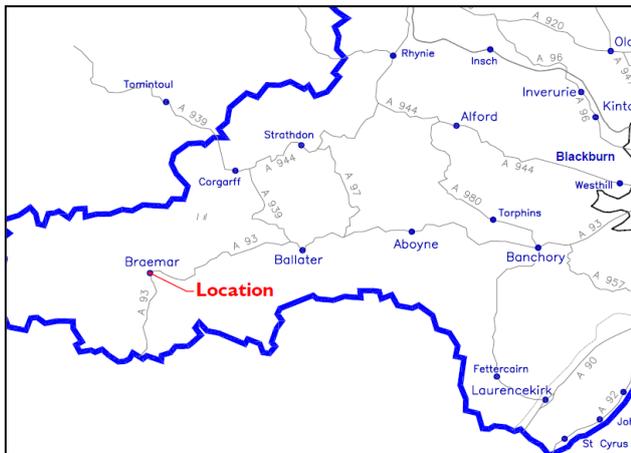
Date of Publication:

April 2019

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, 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.