

Property Particulars

Aberdeenshire
COUNCIL



FOR LEASE

Site
Rhynie Industrial Estate
Richmond Avenue
Rhynie

www.aberdeenshire.gov.uk/property

- Site With Services Available
- Available Immediately
- £2,500 p.a.

Viewing Arrangement

To view the property or for further information please contact:

Graeme A Smith

01467 530790
graeme.smith@
aberdeenshire.gov.uk



Location:

The site is located within Rhynie Industrial Estate, just off the A97, and situated to the north edge of the village. Alford is 13 miles to the southeast and the busy town of Huntly is only 9 miles to the north.

Rhynie has a convenience store, medical centre, and a primary school and other public amenities.

Extract plans are provided showing the location and approximate boundaries.

Description:

The property comprises an un-surfaced site located on Rhynie Industrial Estate.

The site extends to 1,614.8 sq. m (17,381 sq. ft) or 0.3990 Acres or thereby.

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

Price:

Offers of rent in the region of £2,500 (Two Thousand Five Hundred Pounds sterling) per annum exclusive of VAT are invited.

VAT:

The rent quoted is exclusive of VAT which will be payable.

Lease Terms:

Aberdeenshire Council is seeking to lease the site initially on a 10 year ground lease if proposed to be used for storage related purposes.. The lease will include provisions for a rent review after the fifth year. There will be options for the tenant to terminate the lease at the end of the 1st, 5th and 10th years, subject to a penalty payment. Consideration

may be given to alternative lease terms, if a long lease is required.

Rates:

Valuation Roll as follows (01/04/17)-
Subjects Rateable Value £3,100

Legal Costs:

In the usual manner, the ingoing tenant will pay the Landlord's reasonably incurred legal fees and expenses, as well as any applicable Land and Buildings Transaction Tax and registration 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 MRICS

Estates Surveyor (Marr)

01467 530790

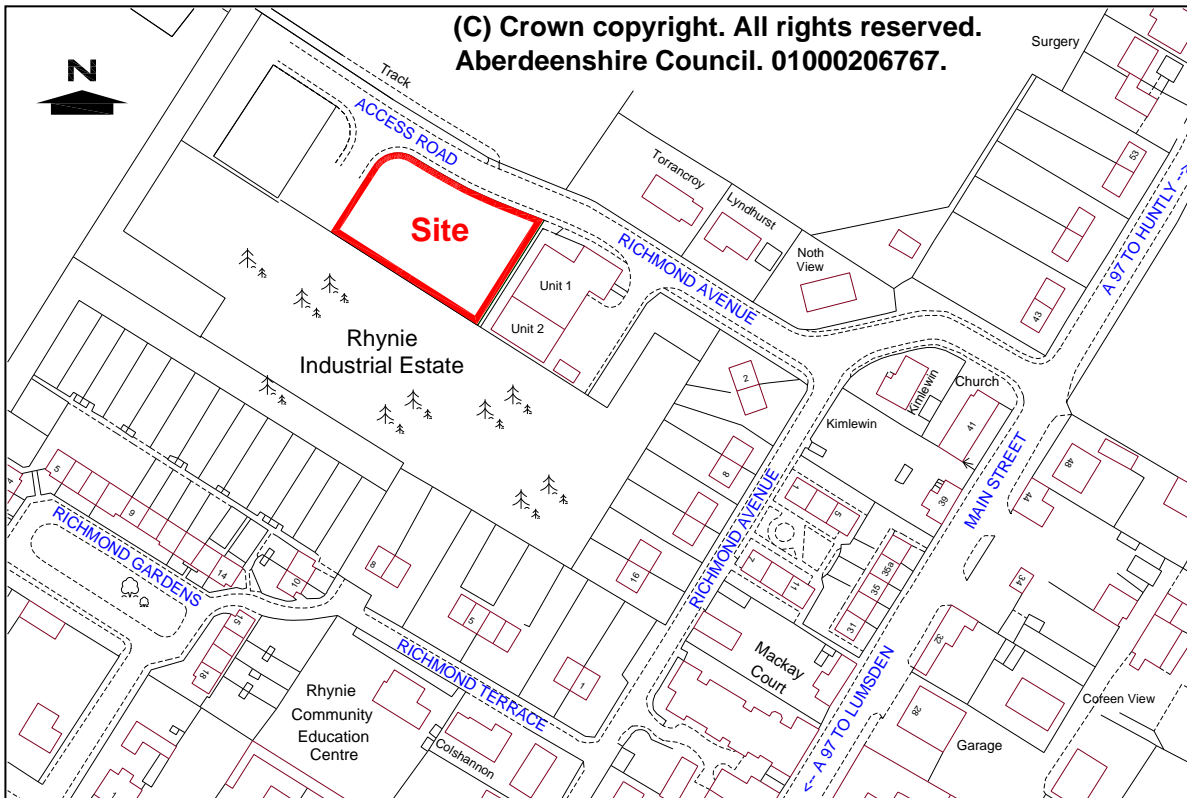
graeme.smith@aberdeenshire.gov.uk

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.

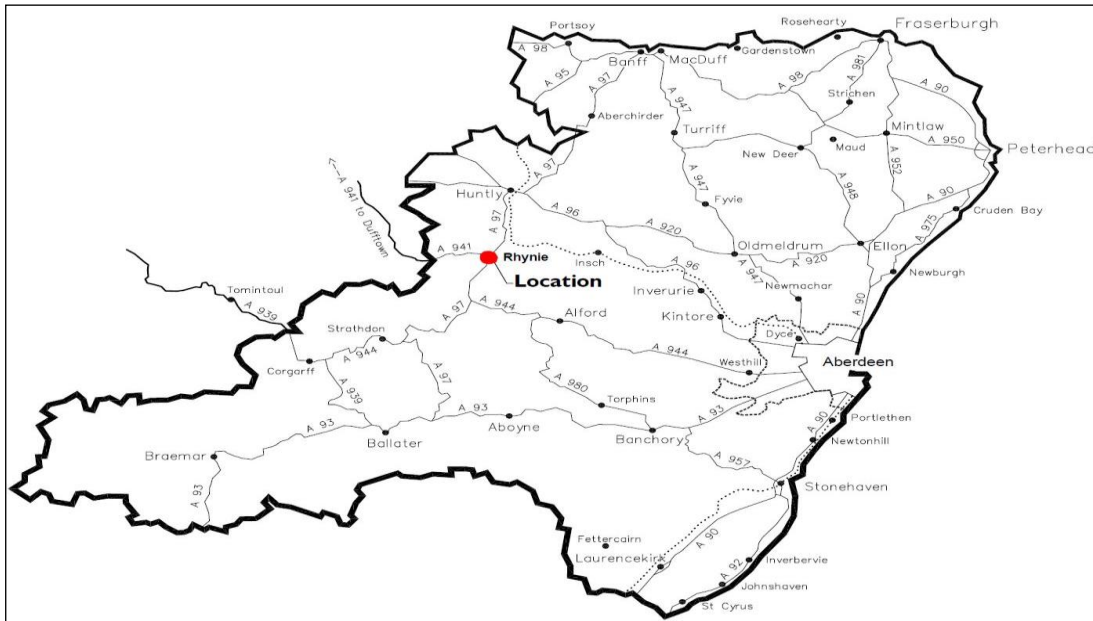
In the event a closing date is set, all persons who have noted their interest in the property will be sent details of the closing date, together with details of the Council's tender procedures which must be strictly adhered to. All offers should be submitted in Scottish Legal Form. The Council is not bound to accept the highest or indeed any offer.



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.

Property Particulars

Aberdeenshire
COUNCIL

