

# Property Particulars



## FOR LEASE

**Unit 7,  
Craigearn Business Park,  
Morrison Way, Kintore,  
AB51 0TH**

**Industrial Accommodation within  
close proximity to A96**

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

- Immediately Available Once COVID-19 Restrictions are Lifted
- 70.60 sq m (760 sq ft)
- £9,750 pa

### Viewing Arrangement

To view the property or  
for further information  
please contact:

**Mark Fleming**

**01467 534859**

**mark.fleming@  
aberdeenshire.gov.uk**



## Location:

The property is located within Craigearn Business Park, Kintore and benefits from excellent transport links due to its convenient position at the southern end of Kintore, close to the roundabout junction of the A96 trunk road. The A96 provides fast and direct access to Aberdeen City Centre approximately 12 miles away and Inverness. Aberdeen Airport is only a 15 minute drive from the subjects.

Extract plans are provided showing the location and approximate boundaries of the subjects

## Description:

The property comprises a single storey semi-detached industrial unit of steel portal frame construction with concrete block walls. Vehicular access is provided via a steel roller shutter door and there is a separate pedestrian door. Internally there is a workshop area, office and adjacent toilet facilities. The unit has been well maintained.

## Accommodation:

The accommodation comprises:

Workshop 61.87 sq m (666 sq ft)

Office 8.73 sq m (94 sq ft)

The foregoing measurements have been calculated in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> 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. The property has an EPC rating of band G.

## Council Tax Banding / Rating Information:

The Valuation Roll shows a rateable value for the property of £7,700 with effect from 1<sup>st</sup> April 2017.

The Uniform Business Rate (UBR) for the year 2020/2021 is 49 pence in the £.

A tenant may qualify for rates relief under the Small Business Bonus Scheme.

## Planning:

The industrial unit is being offered for lease on the basis of uses falling within Class 4, 5 & 6 of the Use Classes (Scotland) Order 1997, interested parties should seek advice or make their own enquiries whether their intended use would fall within the definition of this class.

## Price:

£9,750 per annum

## 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 until 16 October 2021 on an internal repairing and insuring basis. There will be option for the tenant to terminate at the end of the first year subject to a rent penalty payment of 15% of the annual rent.



## **Legal Costs:**

In the usual manner, the ingoing tenant will pay the Landlord's reasonably incurred legal expenses, as well as any applicable LBTT and registrations dues.

## **Date of Entry:**

To be agreed upon conclusion of legal formalities.

## **Viewing Arrangement / Offers:**

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Mark Fleming

01467 534859

[mark.fleming@aberdeenshire.gov.uk](mailto:mark.fleming@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.

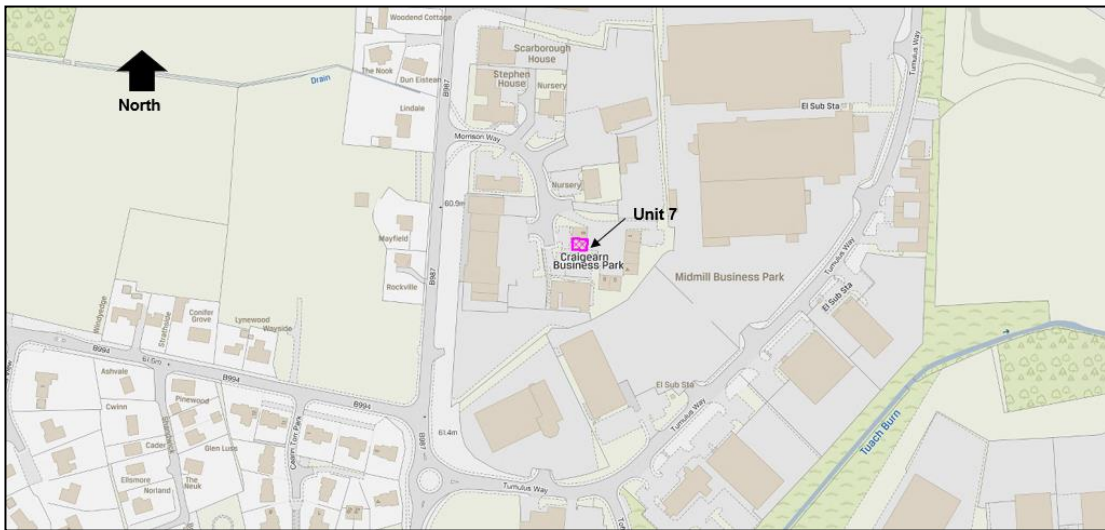
In the event a closing date is set, all persons who have noted their interest in the property will be sent details of the closing date, together with details of the Council's tender procedures that must be strictly adhered to. All offers should be submitted in Scottish Legal Form. The Council is not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

## **Date of Publication:**

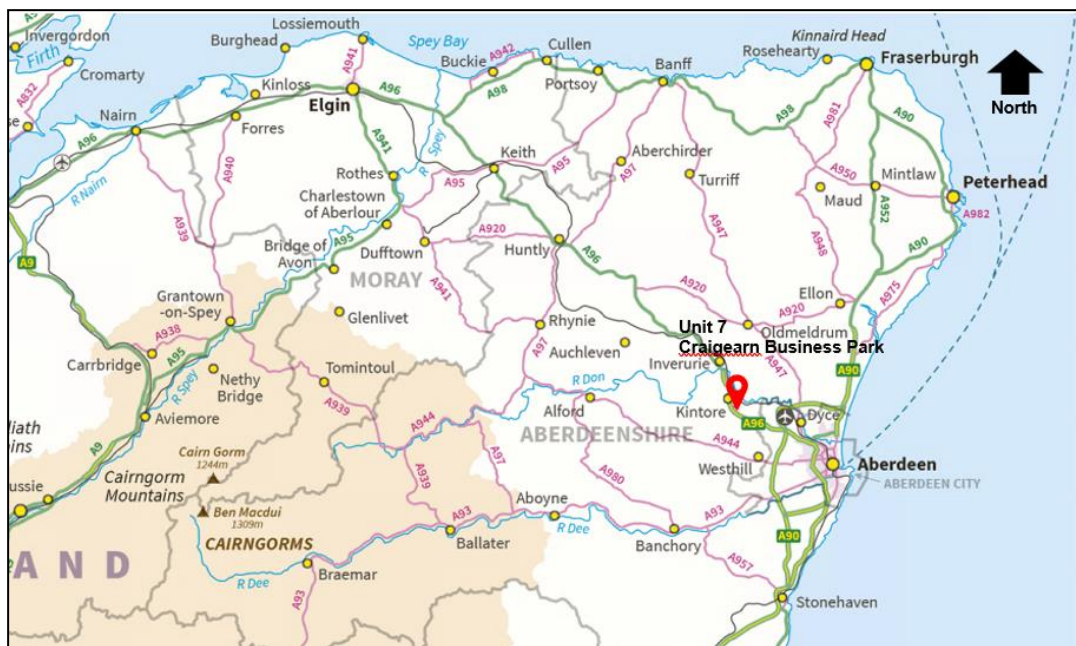
April 2020.



## 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.