

# Property Particulars



## FOR LEASE

**Fish Processing Unit**  
**West Shore Industrial Estate**  
**Anderson Place**  
**Fraserburgh**  
**AB43 9LG**

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

- Fish processing unit within self-contained site
- Detached unit with front and rear yards
- Site Area: 0.175ha (0.43ac)
- GIA: 630.49m<sup>2</sup> (6,787ft<sup>2</sup>)
- Energy Performance Certificate (EPC): **Band C**
- Rent: Offers Invited

### Viewing Arrangements

To view the property or for further information please contact:

**Robert Eunson**

**01467 539827**

**robert.eunson@aberdeenshire.gov.uk**

## Location:

The property is located on the West Shore Industrial Estate to the west of Fraserburgh town centre and may be approached from the A98 by turning onto the B9031 then onto Westshore Road leading to Anderson Place (following the signs for West Shore Industrial Estate). Fraserburgh is located on the Banff & Buchan coast some 40 miles north of Aberdeen via the A90 and A952.



## Description:

The subjects comprise a fish processing factory contained within a series of interconnected buildings within a regular shaped site extending to approximately 0.175 ha (0.43 ac). The unit has a reception/office/welfare area at the front, while the main part of the building has three processing areas each with chill storage and dispatch areas with vehicular access doors.

The yard areas are mainly laid down to concrete and there are some grass surfaced areas along Anderson Place.



## Accommodation:

The accommodation comprises:

Office/welfare accommodation, processing and chill storage areas: 630.49m<sup>2</sup> (6,787ft<sup>2</sup>)

Measurements have been calculated in accordance with the current edition of the RICS Code of Measuring Practice.

## Energy Performance Certificate (EPC):

Band C

## Business Rates Information:

The Valuation Roll shows a rateable value for the property of £24,750 with effect from 1<sup>st</sup> April 2017.

## Services

The building has electricity, water and mains drainage connections, but interested parties should satisfy themselves regarding the detailed whereabouts and capacity of services.

## Planning:

This industrial unit is being offered for lease on the basis of uses falling within Class 5 (General Industrial) 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 these Use Classes. Enquiries should be directed to:

Banff Planning Office (Banff & Buchan Area)

Town House  
Low Street  
Banff  
AB45 1AY  
Telephone: 01467 535930  
Email: [planning@aberdeenshire.gov.uk](mailto:planning@aberdeenshire.gov.uk)

## **Rent:**

Offers invited.

## **VAT:**

All prices, rents and premiums quoted are exclusive of VAT. However, VAT is not payable on the rent.

## **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. Consideration may be given to alternative lease terms.

## **Legal Costs:**

The ingoing tenant will pay the Landlord's reasonably incurred legal expenses and registration dues.

## **Date of Entry:**

To be agreed upon conclusion of legal formalities.

## **Viewing Arrangement:**

To view the property or for further information please contact:

Robert Eunson, Team Leader

Tel: 01467 539827

[robert.eunson@aberdeenshire.gov.uk](mailto: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](mailto: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.

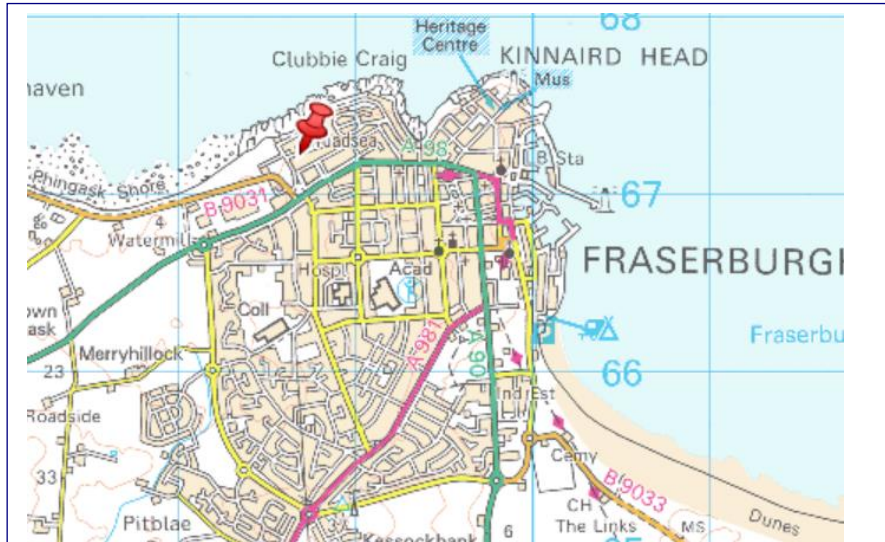
Offers to lease must state the price and must be valid offers in accordance with Scottish Law and submitted in the official tender envelope. Offers submitted otherwise than in accordance with this requirement may not be considered.

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

## **Date of Publication:**

January 2021

## Location Plan



## Site 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.