



Industrial Unit

UNIT A MARKETHILL IND EST

Markethill Road, Turriff, AB53 4PA

- Immediate Availability
- 58.8sq.m. (633sq.ft.)

Rent - £4,800 per annum

Contact Details
Telephone: 01467 469261
Email: estates@aberdeenshire.gov.uk
www.aberdeenshire.gov.uk/property

FOR LEASE

UNIT A MARKETHILL IND EST

Markethill Road, Turriff, AB53 4PA

Location:

The subjects are located within the established Markethill Industrial Estate adjacent to the business centre.

Turriff lies approximately 36 miles north of Aberdeen on the A947 Aberdeen-Banff trunk road. The property can be found by following the A947 through Turriff to the Square and turning left up Market Street. Turn right onto Markethill Road at the Industrial Estate sign. Unit A is situated on the left opposite Travis Perkins Timber & Building Supplies.

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

Description:

The property is one of three similar terraced workshop units with pitched metal profile clad roof and concrete floor.

Internally the accommodation provides a workshop space with a toilet to the front of the unit.

To the rear of the unit is a compound enclosed by a metal stanchion and wire mesh fence which is accessed by the rear pedestrian sized door.

Communal parking is available to the front of the unit.

Accommodation:

The accommodation comprises workshop area and WC compartment.

Workshop	58.8 sq m (633 sq ft)
----------	-----------------------

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

Services:

The property is served with mains water and electricity. Heating by electric panel radiators.

Interested parties should satisfy themselves regarding the detailed capacity of services.

Contact Details
Telephone: 01467 469261
Email: estates@aberdeenshire.gov.uk
www.aberdeenshire.gov.uk/property

UNIT A MARKETHILL IND EST

Markethill Road, Turriff, AB53 4PA

Energy Performance Certificate (EPC):

An EPC is available on request. The property is Band E.

Council Tax Banding / Rating Information:

The premises are currently entered in the Valuation Roll with a Rateable Value of £3,100. The incoming tenant will be responsible for business rates but may qualify for full or partial relief through the Small Business Bonus Scheme. Further information is available via the Council's website:

<https://www.aberdeenshire.gov.uk/business/businessrates/>. Interested parties should seek advice or make their own enquiries with our Business Rates Team on business.rates@aberdeenshire.gov.uk

Planning:

The property is being offered for lease on the basis of uses falling within Classes 4, 5 & 6 of the Schedule to The Town & Country Planning (Use Classes) (Scotland) Order 1997 – ie light industrial, general industrial and storage & distribution. Interested parties should seek advice or make their own enquiries as to whether their intended use falls within these categories.

Rent:

£4,800 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 on a six year internal 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 1st, 2nd and 3rd years, subject to a penalty payment of 15% of the annual rent. No service charge will be payable.

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:

Immediate, upon completion of legal formalities.

Viewing Arrangements/Offers:

To view the property or for further information please contact:

Estates Admin: Tel: 01467 469261, Email: estates@aberdeenshire.gov.uk

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, AB16 5GB. 01467 469261

Viewing Arrangements:

To arrange a viewing please contact:

Contact Details

Telephone: 01467 469261

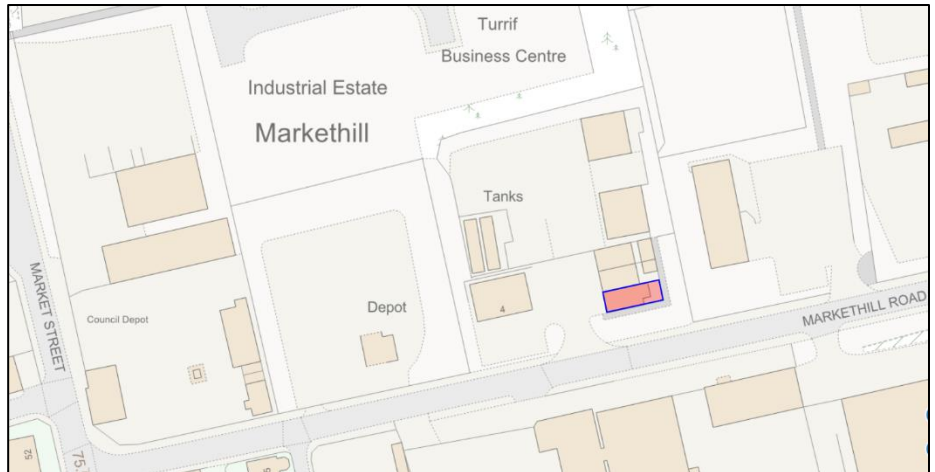
Email: estates@aberdeenshire.gov.uk

www.aberdeenshire.gov.uk/property

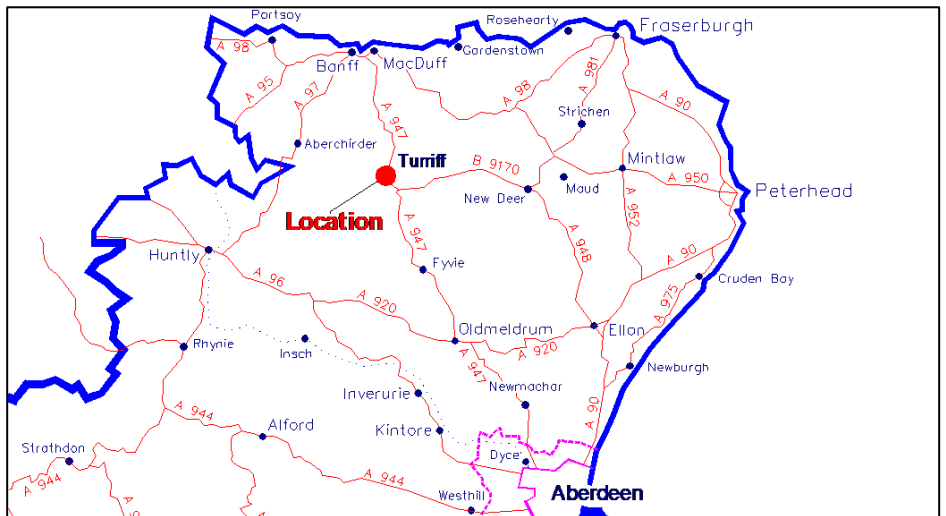
UNIT A MARKETHILL IND EST

Markethill Road, Turriff, AB53 4PA

Site Plan:



Location Plan:



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.

Contact Details
Telephone: 01467 469261
Email: estates@aberdeenshire.gov.uk
www.aberdeenshire.gov.uk/property

Date of publication: April 2024