



SKATE PARK

Banff Sports Ground, Airlie Gardens, Banff,
AB45 1AZ

- Excellent Opportunity

£100 Per Annum

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

FOR LEASE

SKATE PARK,

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Location:

The property is located in a prominent position on the main road into Banff, which together with nearby Macduff has a combined population of approximately 8000. Sitting on the Moray Coast, Banff is approximately 45 miles north of the city of Aberdeen. It is a busy town with a wide range of shops and community facilities and is also a popular tourist destination with nearby Duff House, Macduff Marine Aquarium and other nearby castles and distilleries attracting many visitors. There are a number of local primary schools in the area and Banff Academy, with around 940 pupils, caters for Banff, Macduff and the wider rural catchment area.

The attached plan shows the location of the subjects.

Description:

Banff Skatepark is made up of skatelite ramps on a tarmac base. It has been built in a back-and-forth configuration, it comprises of two quart ramps at each end with a funbox, rail and kicker in between.

Accommodation:

The total area of the site is approximately 350.sq.m or there by

Business Rates Information:

The property will require to be reassessed for rating purposes on occupation.

The incoming Tenant will be responsible for business rates but may qualify for partial relief through the Small Business Bonus Scheme. Further information is available via the Council's website:

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:

Interested parties should seek advice or make their own enquiries as to whether their intended use would be suitable or would require planning consent for a change of use. Enquiries should be directed to

E: planning@aberdeenshire.gov.uk

T: 01467 534333

Price:

Offers are invited in the region of £100 per annum, reflecting the above terms for the lease of the property.

VAT:

All rents and premiums quoted are exclusive of VAT.

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. There will be options for the tenant to terminate at the end of the 1st, 2nd or 3rd years subject to a penalty payment of 15% on one year's rent and with at least four months' prior written notice required. Consideration may be given to other lease terms.

Legal Costs:

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

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Date of Entry:

To be agreed upon conclusion 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. 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 the official tender envelope. Offers submitted otherwise than in accordance with the requirement in accordance with Scottish Law and 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.

Viewing Arrangements:

To arrange a viewing please contact:

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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.

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