



Industrial Unit & Compound
UNIT 8, HUNTLY
INDUSTRIAL ESTATE

Steven Road, Huntly

- Available Immediately

Rent - £5,800 P.A

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

FOR LEASE

Location:

Huntly is a market town and commercial centre situated on the A96 approximately 37 miles from Aberdeen. There are rail and bus links to Aberdeen and Dyce Airport. It has a good range of facilities, and shops including two major Supermarkets and both primary and secondary schools.

Extract plans are provided showing the location of the subjects.

Description:

The property comprises a single storey end-terraced industrial unit with compound.

The property has blockwork walls rendered externally with an insulated profiled sheet clad roof. Vehicular access is via a steel roller shutter door.

The property also benefits from a gated private compound.

There is common apron and parking areas serving these units.

Accommodation:

The accommodation comprises:-

Gross Internal Area: Workshop (60.02 sq.m.) - 646 sq.ft.

Compound/ Fenced Area (170 sq.m.)

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

Energy Performance Certificate (EPC):

An EPC is available on request. The property has an EPC rating of C

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.

Planning:

Whilst the factory units are being offered for lease on the basis of uses falling within classes 4, 5 and 6 of the Use Classes (Scotland) Order 1997, interested parties should seek advice or make their own enquires whether their intended use would fall within the definition of these classes. It is the ingoing tenant's responsibility to ensure the subjects are suitable for their intended purpose. Interested parties should seek advice or make their own enquiries to ensure whether their intended use would fall within the definition of these classes.

Price:

Offers of rent in the region of £5,800 (Five Thousand Eight Hundred pounds sterling) per annum exclusive of VAT are invited.

VAT:

The rent and service charge are quoted exclusive of VAT which will be payable.

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. Consideration may be given to alternative lease terms.

Council Tax Banding/Rating Information:

Business rates: The Valuation Roll shows a rateable value for the property of £3,900 with effect from 1 April 2023. The incoming tenant will be responsible for business rates but may qualify for relief through the Small Business Bonus Scheme. Further information is available on 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 01346 415824 or

business.rates@aberdeenshire.gov.uk.

Viewing Arrangements:

To arrange a viewing please contact:

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Legal Costs:

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

Date of Entry:

To be agreed upon conclusion of legal formalities.

Viewing Arrangements / Offers:

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Estates Admin on 01467 469261 or
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. All offers should be submitted in Scottish Legal Form. The Council is not bound to accept the highest or indeed any offer.

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