Aberdeenshire COUNCIL



UNIT 2, THE MEWS

Mar Road, Braemar, AB35 5YL

- Unit extending to c. 70.88 sq m (763 sq ft)
- Class 4 (Business) Use

Potential for change of use, subject to planning

Rent - £11,250 per annum

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

FOR LEASE

UNIT 2, THE MEWS

Mar Road, Braemar, AB35 5YL

Location:

The property is prominently located within The Mews on Mar Road, in the heart of Braemar, an attractive and well-established village within Royal Deeside. Braemar lies approximately 60 miles west of Aberdeen and is readily accessible via the A93, which provides the principal route through Royal Deeside.

Braemar benefits from a strong local economy and offers a range of shops, cafés and other local amenities, attracting both residents and visitors to the area. The Mews occupies a convenient central location within the village, directly opposite the renowned five star The Fife Arms boutique hotel. Its central position and proximity to local amenities make it an attractive trading location for a range of retail and business uses.

Description:

The property comprises a mid-terraced unit within The Mews, originally constructed in the 1870s as the stable block serving The Fife Arms and subsequently converted to provide individual commercial units in the early 1990s.

The building is of traditional construction comprising harled stone and timber walls beneath a pitched and slated roof, with timber-framed windows.

Internally, the accommodation is arranged over ground and mezzanine floor levels and provides predominantly open-plan office accommodation, together with a separate storage area and WC. The premises are currently in office use.

Ample public car parking is available in the surrounding area.

Accommodation:

The area has been calculated in accordance with the RICS Code of Measuring Practice (6th Edition) and extends to:

Unit 2	70.88 sq m	763 sq ft

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.

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Date of Entry:

To be agreed upon conclusion of legal formalities.

Rent:

£11,250 per annum, exclusive of VAT.

Business Rates:

The property has a Rateable Value of £7,100, effective 1st April 2026.

The Uniform Business Rate for 2026/2027 is 48.1p in the £.

An ingoing tenant may qualify for business rate reductions and relief schemes. An ingoing tenant needs to confirm their eligibility directly and more information is available on the Council's website: www.aberdeenshire.gov.uk/business/businessrates

VAT:

All prices, rents and premiums quoted are exclusive of VAT.

Energy Performance Certificate (EPC):

The property has an EPC rating of band G(102).

Planning:

The subjects are currently suitable for uses falling within Class 4 of the Use Classes (Scotland) Order 1997, covering a range of business uses.

The unit may also be suitable for alternative uses, including retail, subject to obtaining the necessary planning consent.

Interested parties should make their own enquiries with the Planning Team regarding the suitability of their proposed use.

Legal Costs:

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

Viewing & Further Information:

To view the property or for further information, please contact:

01467 469261 / estates@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.

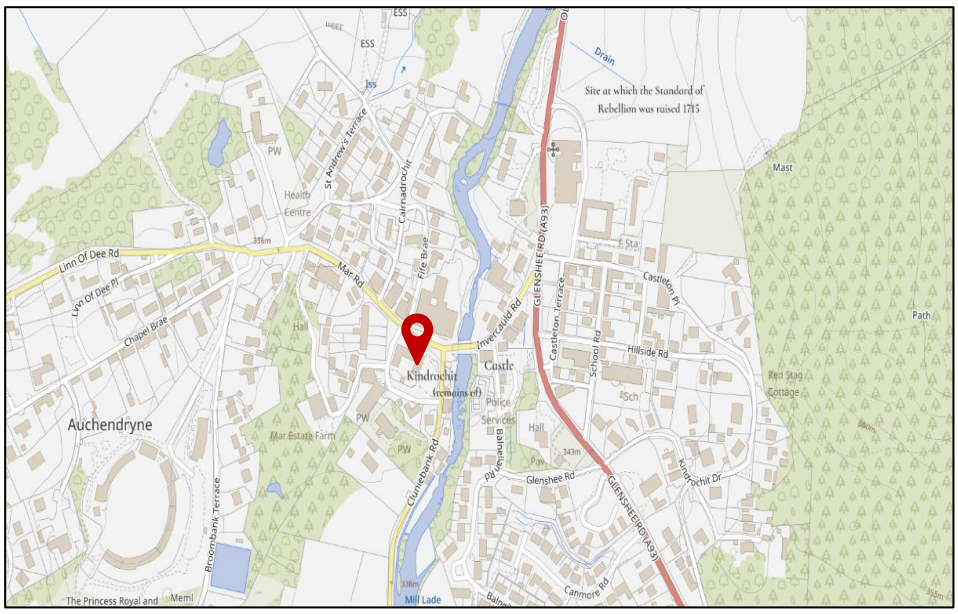
In the event a closing date is set, all persons who have noted their interest in the property will be sent details of the closing date, together with details of the Council's tender procedures that must be strictly adhered to. All offers should be submitted in Scottish Legal Form. The Council is not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

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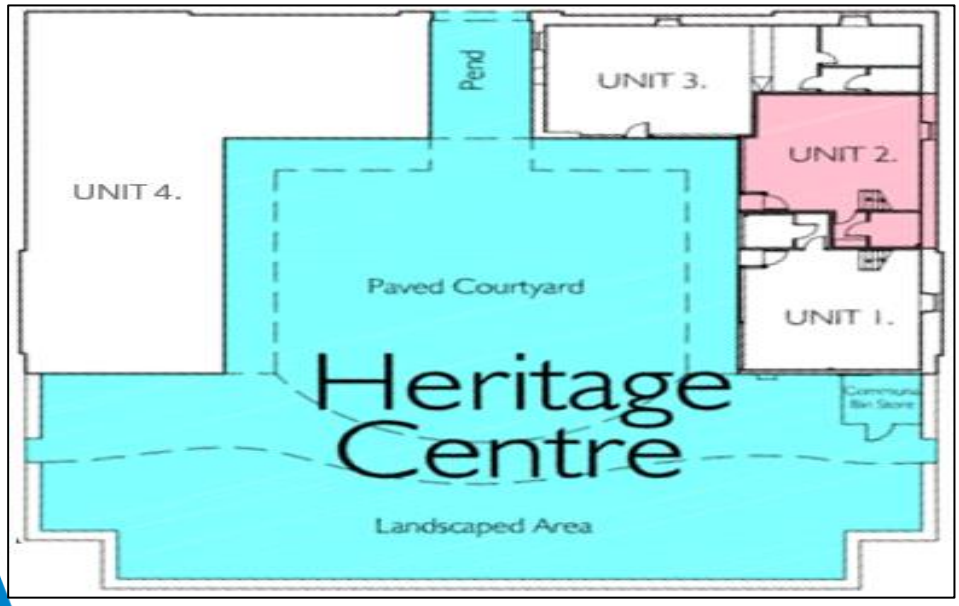
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Location Plan:



Floor 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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