



Office
**HUNTLY BUSINESS
CENTRE**

Gordon Street, Huntly, AB54 8FG

- Central location on main route into town centre
- Use Class 4 (Business)

From £300 per month

FOR LEASE

Contact Details
Telephone: 07876 443435
Email: karen.pugh@aberdeenshire.gov.uk
www.aberdeenshire.gov.uk/property

HUNTLY BUSINESS CENTRE

AB54 8FG



Location:

Huntly Business Centre is located in the centre of Huntly which is situated approximately 55 miles north of Aberdeen on the A96. Huntly is a historic town renowned for its food and drinks products, such as ice-cream, whisky and shortbread. The town has a good mix of local retailers and cafés alongside the larger supermarkets Asda and Tesco. Huntly has a superb golf course, sports facility with swimming pool and also is home to Huntly Castle Caravan Park.



Description:

The Business Centre comprises two storey office accommodation of various sizes. The Centre benefits from onsite parking and is less than 5 minutes walk to the town centre.

Accommodation:

Huntly Business Centre has 28 offices ranging in size from 129 to 1100 square feet or thereby measured on a net internal basis spread across a main building and 2 separate annex buildings.

Central toilet facilities, a kitchen / tea prep area and a meeting room are available for the use of all occupiers



Services:

The property is served with mains water, electricity and drainage. Interested parties should satisfy themselves regarding the detailed whereabouts and capacity of services ie. water is mainly a central service provision rather than within individual offices.

Energy Performance Certificate (EPC):

An EPC is available on request.

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Council Tax Banding/Rating Information:

Business Rates: The Valuation Roll shows a rateable value for each office within Huntly Business Centre, more information is available from www.saa.gov.uk.

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.

Planning:

It is understood that the premises currently has permission for use within Use Class 4 (Business) of the Town and Country Planning (Use Classes) (Scotland) Order 1997. However, it is the ingoing tenants responsibility to ensure the subjects are suitable for their purpose. Interested parties should seek advice or make their own enquiries whether their intended use would fall within the definition of this class.

Rent & Service Charge:

A combined rent and service charge of £24 / sq ft per annum. VAT will be chargeable on the rent and service charge.

The service charge includes cleaning of common areas, electricity within common areas, car parking and grounds maintenance, building insurance and maintenance.

The rent and service charge are set for a period of 12 months with an annual fixed 5% increase.

Lease Terms:

Month to Month Lease term with either party having option to terminate at any time by providing one months notice in writing.



Viewing Arrangements:

To arrange a viewing please contact:

Contact Details

Telephone: 07876 443435

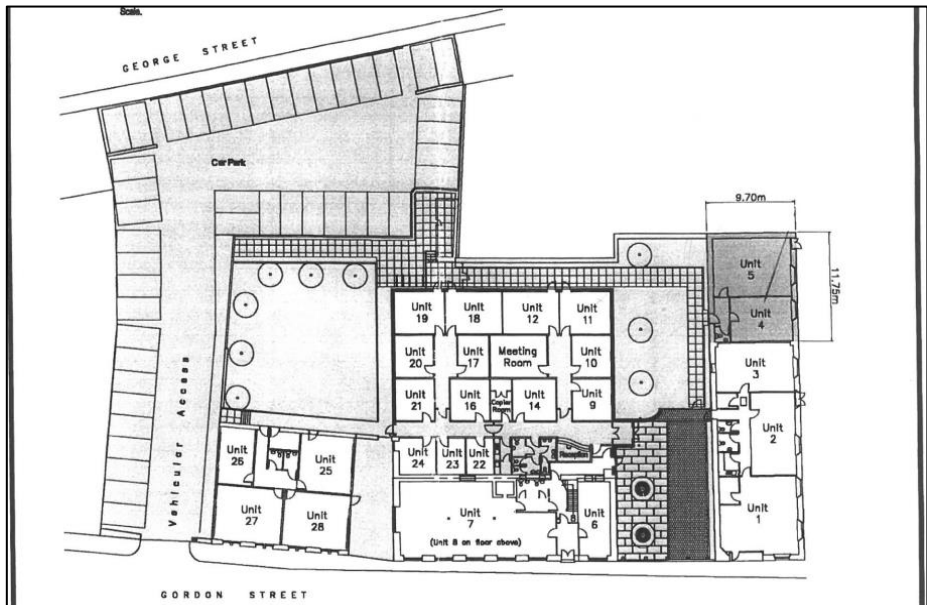
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Building Layout:



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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