



## 56 MAIN STREET

ALFORD, ABERDEENSHIRE, AB33 8AA

- Central Location
- Use Class 1 (Retail)

**£3,600 p.a**

Contact Details  
Telephone: 01467 469261  
Email: [estates@aberdeenshire.gov.uk](mailto:estates@aberdeenshire.gov.uk)  
[www.aberdeenshire.gov.uk/property](http://www.aberdeenshire.gov.uk/property)

# FOR LEASE

### **Location:**

The property is located on Main Street in Alford, which is situated in the village centre

Alford is approximately 26 miles west of Aberdeen and is served by bus links, with Aberdeen airport 21 miles away. Alford also has a good range of amenities.

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

### **Description:**

The subjects comprise a large open plan office area with central workbench. It has been fitted out with overhead extractors and kitchen space as was most recently used for takeaway food. There is storage and WC in the property. Parking is available in the space behind the property.

The building is of stone and brick walls construction with a pitched slated roof.

### **Accommodation:**

The accommodation comprises:

Office                    216.78 /sqft or 20.14 /sqm

Kitchen/ Store    75.3/sqft or 7.00 /sqm

Measurements have been calculated in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition).

The accommodation extends to 30.12 sq m (324 sq ft) or thereby measured on a net internal basis and comprises shop sales area with kitchen and toilet. There is also a basement level storage area which has not been included within these measurements, given the restricted height.

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

### **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.

# 56 MAIN STREET

Alford, AB33 8AA

## Energy Performance Certificate (EPC):

An EPC is available on request.

## Council Tax Banding/Rating Information:

Business rates: The Valuation Roll shows a rateable value for the property of £2,300 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](mailto:business.rates@aberdeenshire.gov.uk).

## Planning:

It is understood that the premises currently has permission for use within Use Class 1 (Retail) of the Town and Country Planning (Use Classes) (Scotland) Order 1997. However, it is the incoming 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:

Rent £3,600 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 is applicable.

## Legal Costs:

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

## Date of Entry:

To be agreed upon conclusion of legal formalities

## Viewing Arrangements:

To arrange a viewing please contact:

### Contact Details

Telephone: 01467 469261

Email: [estates@aberdeenshire.gov.uk](mailto:estates@aberdeenshire.gov.uk)

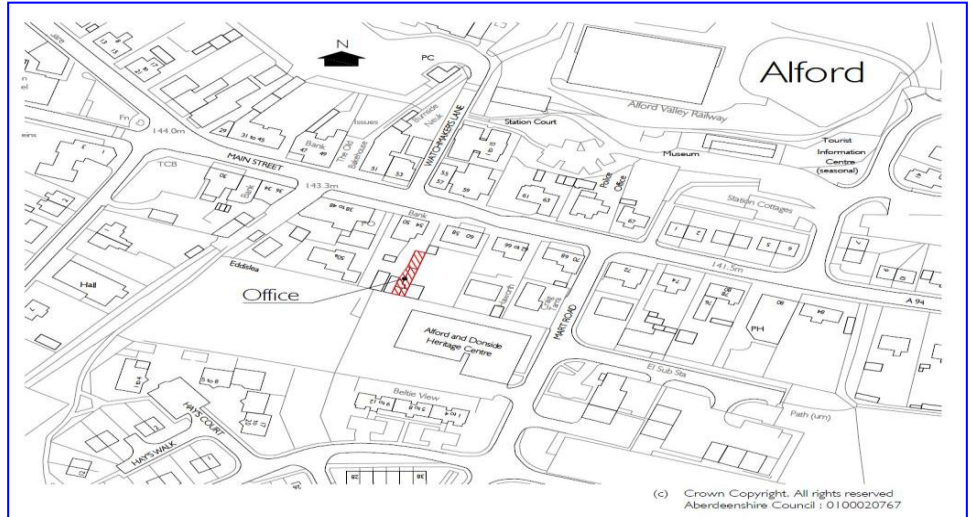
[www.aberdeenshire.gov.uk/property](http://www.aberdeenshire.gov.uk/property)



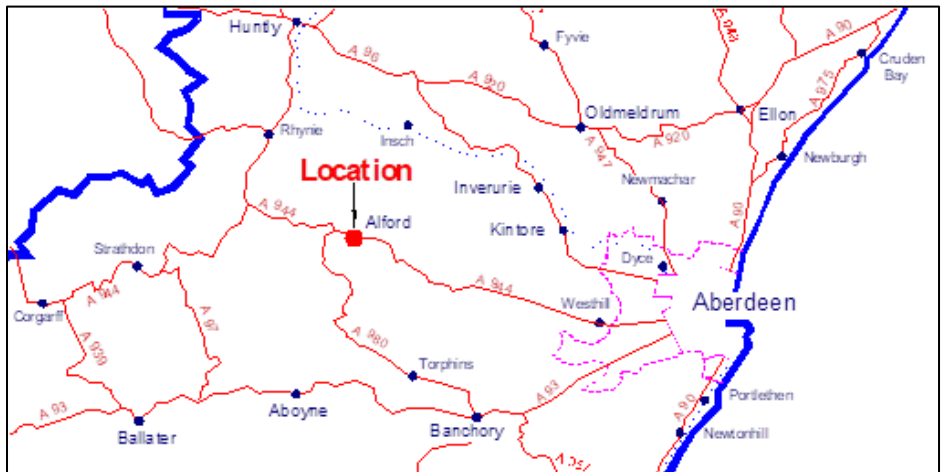
# 56 MAIN STREET

Alford, AB33 8AA

## 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](mailto:estates@aberdeenshire.gov.uk)  
[www.aberdeenshire.gov.uk/property](http://www.aberdeenshire.gov.uk/property)

Date of publication: August 2024