



Vacant Site
**ALFORD INDUSTRIAL
ESTATE**

Museum Road, Alford

- Available Immediately
- Established Location

Rent - £2,500 per annum

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

FOR LEASE

SITE, ALFORD INDUSTRIAL ESTATE

Museum Road, Alford

Location:

The site which was once a coal depot is located on Museum Road, just off the Main Street /A944 very close to the town centre and benefits from good vehicle access. The A944 allows for easy access to the city of Aberdeen which is 26 miles to the east.

Alford is a vibrant large country village with a population in the region of 1,925 persons. The Village has a vast catchment area, there are a good number of services in the village, including three banks, a supermarket, three garages, a bakery and a wide range of other shops. There is also a dry ski slope, a swimming pool and a public library.

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

Description:

This is a large un-surfaced site located in the centre of Alford.

Site Area:

Site - 540 sqm (0.13344 acre) or thereby.

Lease Terms:

Aberdeenshire Council is seeking to lease the site on a six year 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.

Planning:

Whilst the site is being offered for lease on the basis of use Class 11 of the Use Classes (Scotland) Order 1997, interested parties should seek advice or make their own enquiries whether their intended use would fall within the definition of this class.

Price:

Offer of rent in excess of £2,500 p.a. (Two Thousand Five Hundred Pounds) per annum + VAT are sought on a six year term basis.

VAT:

All prices, rents and premiums quoted are exclusive of VAT.
VAT will be payable on the rent.

SITE, ALFORD INDUSTRIAL ESTATE

Museum Road, Alford

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 Arrangement / Offers:

To view the site or for further information please contact:

Estates - 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, 01467 469261.

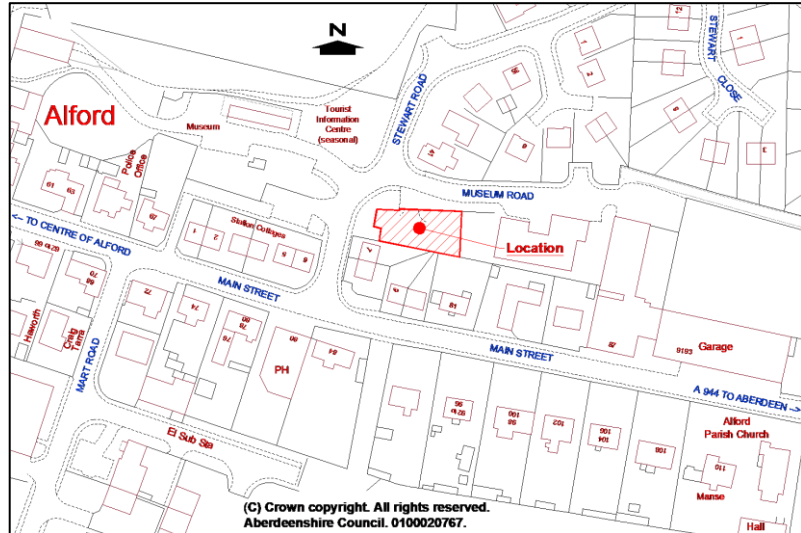
In the event a closing date is set, all persons who have noted their interest in the property will be sent details of the closing date, together with details of the Council's tender procedures that must be strictly adhered to. All offers should be submitted in Scottish Legal Form. The Council is not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

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

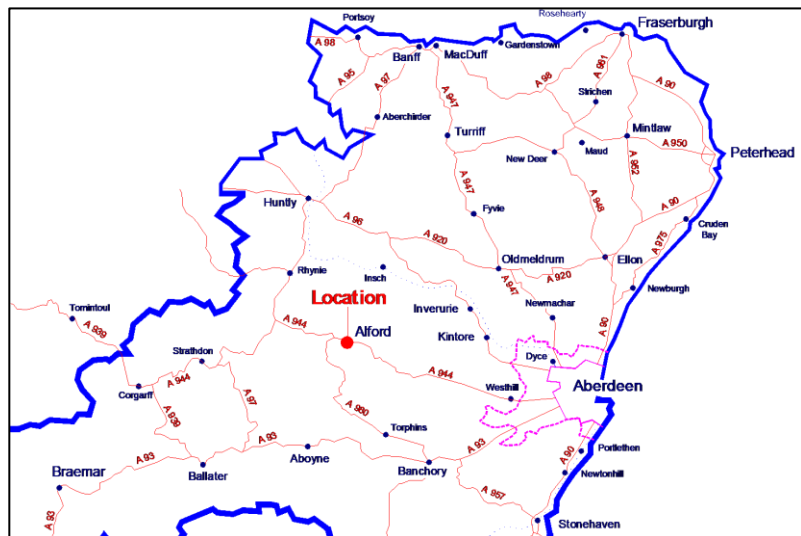
Museum Road, Alford

Museum Road, Alford

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
www.aberdeenshire.gov.uk/property

Date of publication: May 2024