



BUZZARD CAFE

Pitscurry, Pitcaple, Inverurie, AB51 5HL

- GIA 150.2 sq.m. (1,617 sq.ft.) or thereby
- Flexible Terms

Rent £10,000 per annum

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

FOR LEASE

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Location:

The property is situated in an elevated rural setting overlooking Pitscurry Nursery Training Centre which provides vocational employment to adults with learning disabilities. It lies approximately 6 miles north of Inverurie town centre by road and is best approached via the A96, taking the Whiteford turn-off and then following the signs for Buzzard Café.

Extract plans are provided showing the location and extent of the subjects.

Description:

The property comprises two detached buildings erected in 2011/2012 which were previously used as a 23-cover café and a bakery. These buildings are of timber frame construction with timber panelled exterior walls, concrete floors and pitched mineral felt covered roofs. Internal finishes comprise painted plasterboard lined walls and ceilings, a mixture of pendent, spot and fluorescent strip lighting and part underfloor heating supplemented by electric panels. There are solar panels mounted on one roof elevation with a feed-in tariff registered with SSE. A conservatory linking the two original buildings was added in 2016.

There is an external timber decked area at the rear accessed from the café which overlooks a wild garden and limited parking to the front of the premises. Tenants will also be given shared use of a nearby parking area.

Accommodation:

The property has a gross internal area of 150.2 sq m (1,617 sq ft).

In addition there is an external timber store of 13.8 sq m (148 sq ft) and a timber summerhouse at the bottom of the wild garden.

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



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Services:

The property is served with mains electricity and water and drainage is to a septic tank. Interested parties should satisfy themselves regarding the detailed whereabouts and capacity of services.

Access:

Access is from a shared private track from the public road beside Pitcaple Quarry.

Energy Performance Certificate (EPC):

The property has an EPC rating of C.

Rating:

Rateable Value: £16,250.

The Uniform Business Rate for the year 2025/2026 is 49.8 p in the £.

The incoming tenant will be responsible for business rates but may qualify for relief through the Small Business Bonus Scheme. Further information is available via the Council's website:

<https://www.aberdeenshire.gov.uk/business/business-rates/>

Interested parties should seek advice or make their own enquiries with our Business Rates Team on:

business.rates@aberdeenshire.gov.uk

Planning:

The property previously traded as a café and bakery. It is considered suitable for alternative uses but interested parties should seek advice or make their own enquiries as to whether their intended use would be acceptable. Enquirers should contact Aberdeenshire Planning Team:

Email: planning@aberdeenshire.gov.uk

Tel: 01467 534333

Rent:

The property is available to lease at a rent of £10,000 per annum.

VAT:

The property is not opted to tax and no VAT will be payable on the rent.

Lease Terms:

Aberdeenshire Council is seeking to lease the property for a period of six years on full repairing and insuring terms, incorporating an RPI-linked rent review on expiry of the third year. Alternative lease periods will be considered.

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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 registration dues.

Date of Entry:

To be agreed, upon conclusion of legal formalities.

Viewing Arrangements/Offers:

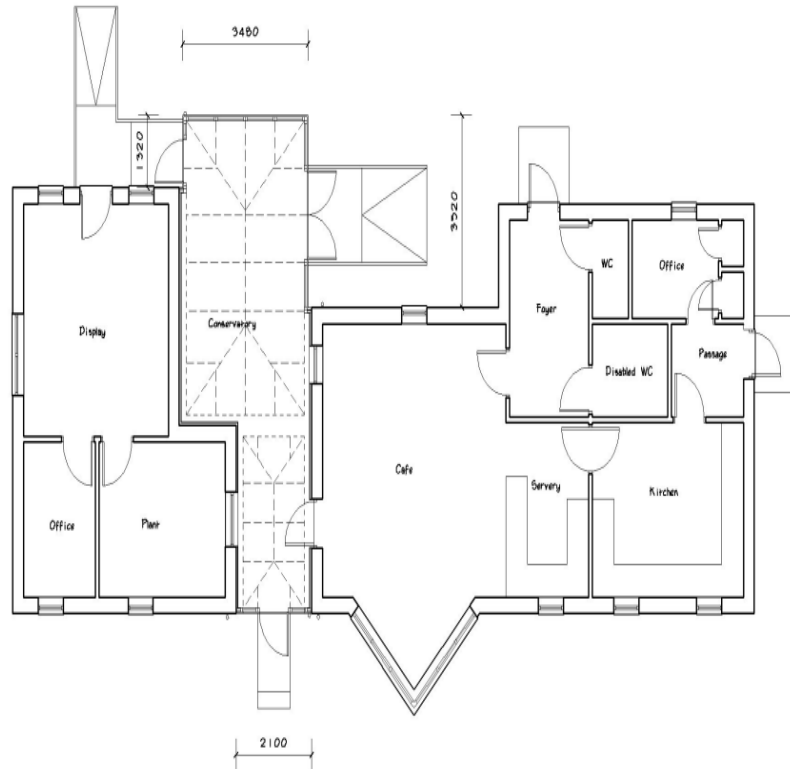
To view the property or for further information, please contact:

Estates Admin

Tel: 01467 469261

Email: estates@aberdeenshire.gov.uk

Any persons who wish to submit an offer to lease the property should note their interest with the Estates Section, Aberdeenshire Council, Woodhill House, Westburn Road, Aberdeen AB16 5GB or Tel: 01467 536116. In the event of a closing date being 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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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.

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