



Industrial Unit
**UNIT 2 TILLYBRAKE IND
ESTATE**

Banchory, Aberdeenshire, AB31 5 UN

- Workshop and Compound
- Use Classes 4, 5 and 6

£7,900 p.a + VAT

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

FOR LEASE

UNIT 2 TILLYBRAKE IND EST.

Banchory, Aberdeenshire, AB31 5UN

Location:

The property is located within a small industrial estate situated to the east end of Banchory. Extract plans are provided showing the location of the subjects.

Banchory has a population in the region of 8000 and lies approximately 17 miles west of Aberdeen on the A93 North Deeside Road within the heart of Royal Deeside. It has a vibrant town centre with a range of shops and community facilities and is a popular commuter base and a tourist destination.

Description:

The property comprises a single storey semi-detached industrial unit with compound.

The property has blockwork walls rendered externally with an insulated profiled clad roof. Vehicular access is via a steel roller shutter door.

There is a common apron and parking areas serving all units in the estate.

Accommodation:

The accommodation comprises: -

Workshop:

Net Internal Area: 807 sq ft – (74.97 sq m)

Compound: 430 sq ft – (40 sq m)

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

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Energy Performance Certificate (EPC):

An EPC is available on request. The property has a EPC band of F.

Council Tax Banding/Rating Information:

Business rates: The Valuation Roll shows a rateable value for the property of £5,700 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.

Planning:

Whilst the factory units are being offered for lease on the basis of uses falling within classes 4, 5 and 6 of the Use Classes (Scotland) Order 1997, interested parties should seek advice or make their own enquires whether their intended use would fall within the definition of these classes. However, it is the ingoing tenant's responsibility to ensure the subjects are suitable for their purpose. Interested parties should seek advice or make their own enquiries

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Rent:

An Offers of rent in the region of £7,900 (Seven Thousand Nine Hundred) Per Annum. VAT will be payable on the rent.

Lease Terms:

Aberdeenshire Council is seeking to lease the property on our standard six year lease. The landlord will be responsible for all external repairs and the tenant will be responsible for all internal repairs to the fabric, fittings. The lease will incorporate a rent review after the third year. There will be break options for the tenant to terminate the lease at the end of the 1st, 2nd and 3rd years, subject to a penalty payment. Consideration may be given to alternative lease terms

Legal Costs:

In the usual manner, the ingoing 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

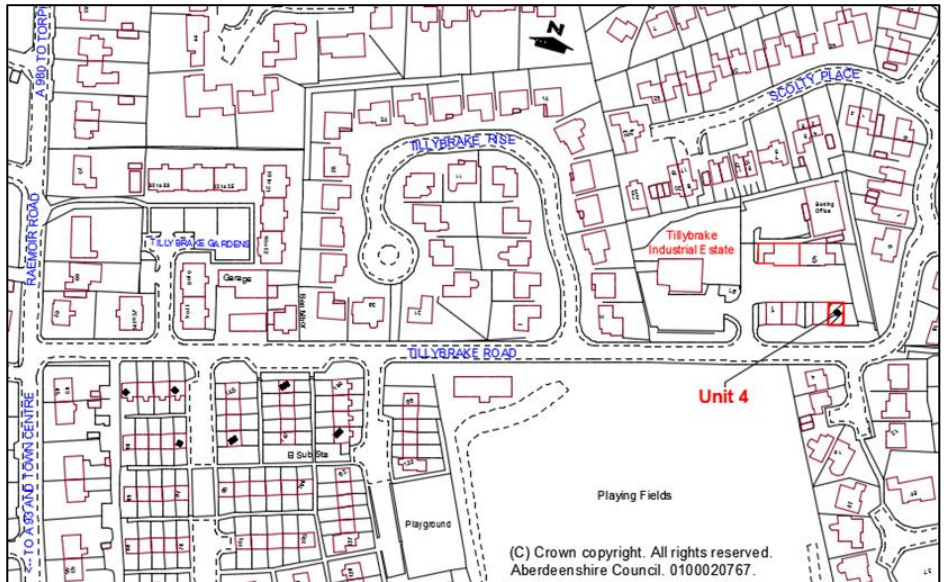
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Site Plan:



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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