

ON THE INSTRUCTIONS OF



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TO LET DEVELOPMENT OPPORTUNITY SERVICED SITE



LINTON BUSINESS PARK
BRAE ROAD
GOURDON
DD10 0NH

Viewing is strictly by arrangement with the sole letting agent.

Site Area:
0.69 Hectares (1.70 Acres)

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Location:

The subjects are located in Linton Business Park situated on the northern outskirts of the village of Gourdon, located some 28 miles south of Aberdeen via the A90 and A92. Gourdon is a small fishing village located on the Kincardine and Mearns coast with convenient access to the A90.

Description:

The site extends from approximately 0.69 Hectares (1.70 Acres) and offer the opportunity for industrial development or general storage. The area is reasonably level.

Services:

Services are believed to be adjacent to the sites however prospective occupiers should check the availability and capacity of services with the relevant suppliers. Any occupier will be responsible for a payment of an annual service charge for the upkeep and maintenance of any common parts of the business park.

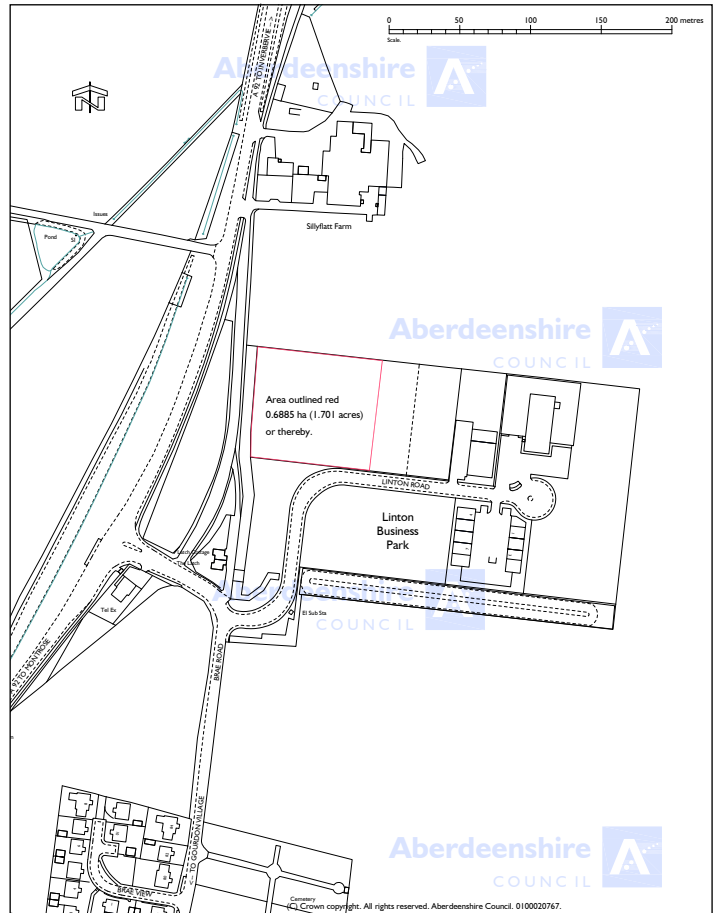
Planning:

It is considered that the site is suitable for uses falling within Class 4,5 & 6 of the Use Classes (Scotland) Order 1997 although prospective occupiers should discuss their development proposals with the relevant planning officer who can be contacted by telephoning 01569 768300 or email: km.planapps@aberdeenshire.gov.uk

Any interested parties should make enquires on planning matters to Aberdeenshire Council.

Site Area:

The site extends to approximately 0.69 Hectares (1.70 Acres).



Lease Terms:

The subjects are offered on a 175 year lease term subject to a grassum payment in lieu of an annual market rent.

Viewings:

Any parties looking to view the site should do so in the first instance via the letting agent.

VAT:

The land is **not** opted to tax.

Legal Costs:

Each party will be responsible for their own legal costs incurred in the transaction with the ingoing tenant being responsible for any LBTT and registration dues where applicable.

Further Information:

For further information, please contact:

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