

Property Particulars



- Workshop and Compound
- Use Classes 4, 5 and 6
- Available Immediately
- £6,235 p.a. + VAT

FOR LEASE

**Unit 4 Tillybrake Industrial Estate
Banchory
Aberdeenshire
AB31 5UN**

Viewing Arrangements

To view the property or for further information please contact:

Graeme A Smith

01224 664258

**Graeme.smith@
aberdeenshire.gov.uk**

www.aberdeenshire.gov.uk/property



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: 747 sq ft – (69.4 sq m)

Compound: 506 sq ft – (47 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

Energy Performance Certificate (EPC):

An EPC is available on request. The property has an EPC rating of Band G.

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 whether their intended use would fall within the definition of these classes.

Price:

Offers of rent in the region of £6,235 (Six Thousand Two Hundred and Thirty- Five Pounds Sterling) Per Annum,

VAT:

VAT will be payable on 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.

Rates:

The rateable value entered in the Valuation Roll as of 1st April 2010 is £4,500 for the current use.

Legal Costs:

In the usual manner, the ingoing tenant will pay the Landlord's reasonably incurred legal expenses, as well as any applicable L&BTT and registrations dues.

Date of Entry:

To be agreed upon conclusion of legal formalities.

Viewing Arrangement / Offers:

To view the property or for further information please contact:

Graeme A Smith MRICS
Estates Surveyor (Marr)
01224 664258

graeme.smith@aberdeenshire.gov.uk

John Still
07833 368036

john.still@aberdeenshire.gov.uk

Any persons who wish to submit an offer to lease the property should note their interest with the Estates Manager, Aberdeenshire

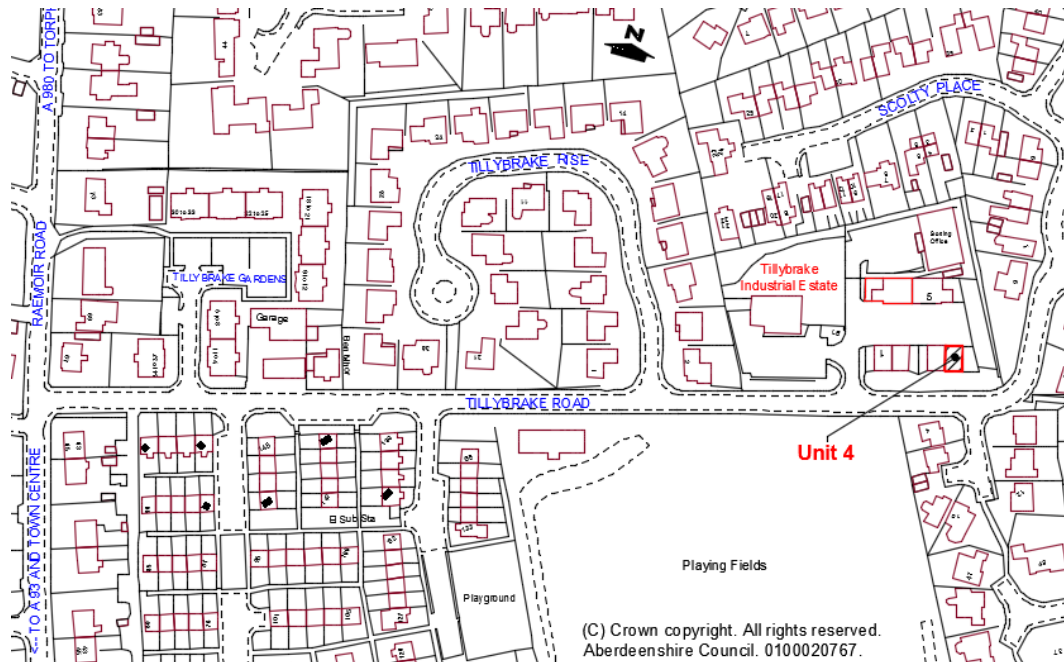
Council, Woodhill House, Westburn Road,
Aberdeen, AB16 5GB, 01224 664255.

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.

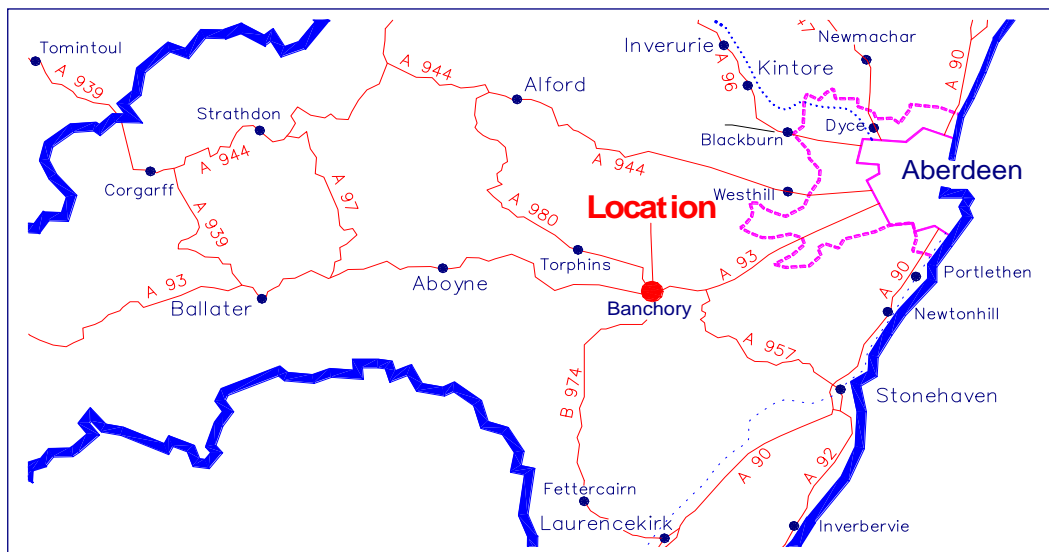
Date of Publication:

October 2016

Site Plan:



Location Plan:



Misrepresentation Act 1967 and Property Misdescriptions Act 1991

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.