

# Property Particulars

Aberdeenshire  
COUNCIL



## FOR LEASE

**Unit 2, Inch Business  
Park, Muiryheadless,  
Inch, AB52 6TA**

Industrial unit predominately fitted  
out as office accommodation in  
close proximity to A96

[www.aberdeenshire.gov.uk/property](http://www.aberdeenshire.gov.uk/property)

- Immediate Availability
- 117.70 sq m (1267 sq ft)
- £10,000 pa

### Viewing Arrangement

To view the property or  
for further information  
please contact:

**Mark Fleming**

01224 664226

mark.fleming@  
aberdeenshire.gov.uk



## Location:

The property is located in Inch Business Park, Muiryheadless approximately one mile north of the village of Inch and approximately two miles from the A96 trunk road between Aberdeen and Inverness.

Inch is approximately 26 miles northwest of Aberdeen and is served by excellent bus and rail links, with Aberdeen airport 21 miles away. Inch also has a good range of amenities.

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

## Description:

The subjects comprise a mid-terraced industrial unit predominately fitted out as office accommodation with a store/clean workshop area. The office space comprises reception/waiting area, two offices, kitchen, toilet with shower and disabled WC. The office space has been fitted out to a high specification with laminate flooring, ample data/telephone points and wet electric central heating. There is separate vehicle and pedestrian access into the property. Parking is provided in the common space to the front of the unit.

The building is of steel portal frame construction with concrete block walls rendered externally and in-filled above with powder coated pressed steel cladding. The roof is shallow pitched with profiled steel cladding and translucent roof lights.

## Accommodation:

The accommodation comprises:

|                  |                    |                     |
|------------------|--------------------|---------------------|
| Workshop         | 44.92 sq m         | (484 sq ft)         |
| Offices          | 72.78 sq m         | (783 sq ft)         |
| <b>Total GIA</b> | <b>117.70 sq m</b> | <b>(1267 sq ft)</b> |

The foregoing measurements have been calculated in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> 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 B.

## Council Tax Banding / Rating Information:

The Valuation Roll shows a rateable value for the property of £4,100 with effect from 1<sup>st</sup> April 2010.

The Uniform Business Rate (UBR) for the year 2016/2017 is 48.4p in the £.

A tenant may qualify for 100% rates relief under the Small Business Bonus Scheme.

## Planning:

Whilst the unit is being offered for lease on the basis of uses falling within Class 4, 5 & 6 of the Use Classes (Scotland) Order 1997 (office/light industrial, general industrial and storage & distribution), interested parties should seek advice or make their own enquiries whether their intended use would fall within the definition of these classes.

## Rental:

£10,000 per annum.



## **VAT:**

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

## **Lease Terms:**

Aberdeenshire Council is seeking to lease the property on a six year internal repairing and insuring basis, incorporating a rent review after the third year. There will be options for the tenant to terminate at the end of the 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> years, subject to a penalty payment of 15% of the annual rent. No Service Charge.

## **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 registration 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:

Mark Fleming

01224 664226

[mark.fleming@aberdeenshire.gov.uk](mailto:mark.fleming@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.

[estates@aberdeenshire.gov.uk](mailto:estates@aberdeenshire.gov.uk)

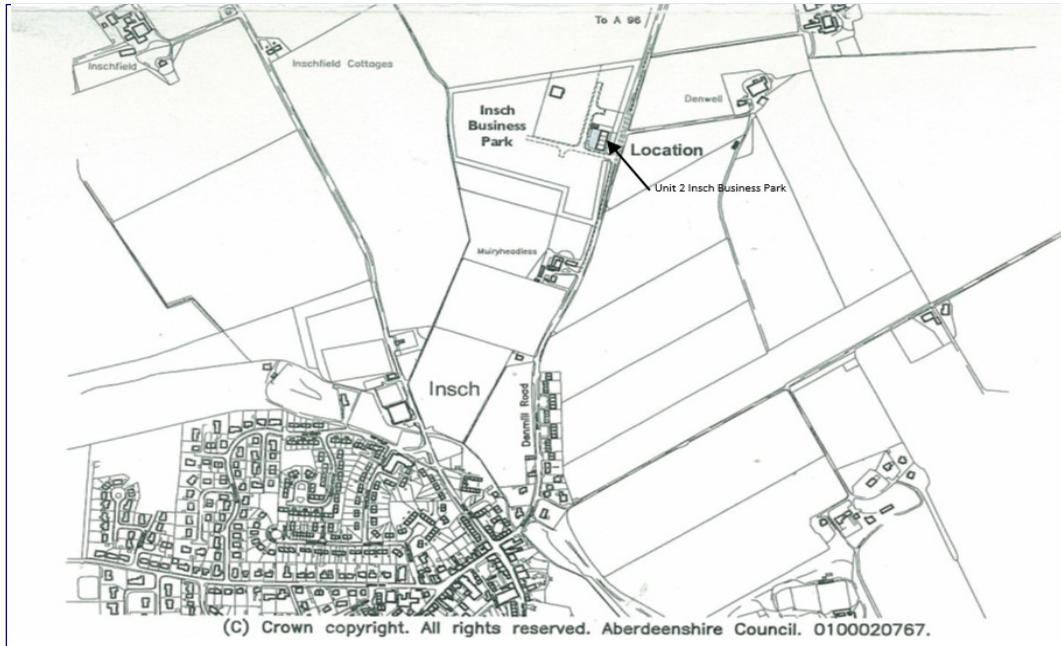
In the event a closing date is set, all persons who have noted their interest in the property

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.

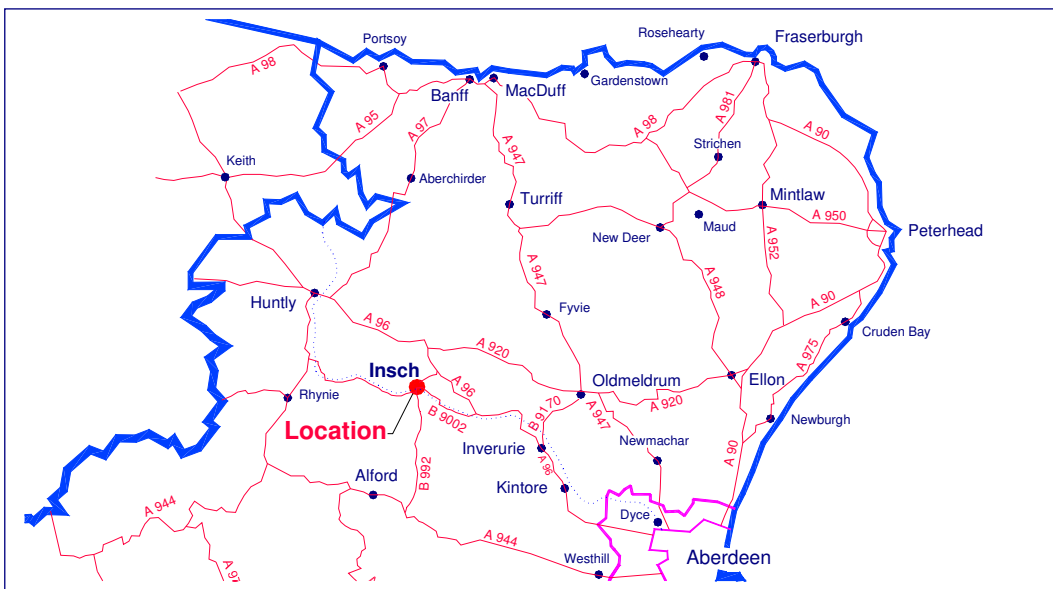
## **Date of Publication:**

November 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.