

PROPERTY PARTICULARS



FOR SALE OR LEASE

FISH PROCESSING FACTORY
4 UNION ROAD MACDUFF

www.aberdeenshire.gov.uk

Property is part of Transportation & Infrastructure

Location

The property is situated on the north side of Union Road, Macduff, approx. 400 metres from Macduff Harbour, on the main A98 Trunk Road between Banff and Fraserburgh.

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

Description

The property comprises a fish processing factory with chills, offices, staff facilities and small shop, within a site extending to approximately 0.22 Ha. (0.54 Acres) or thereby.

The main building is constructed of a steel portal frame with concrete block walls and roughcast finish, with the exception of the eastern gable wall, which is constructed of stone. The roof is of corrugated asbestos sheeting on steel purlins and lined internally.

The plant rooms to the rear are constructed of concrete block with a roughcast finish. The west-most building has a felt flat roof and the east-most corrugated metal sheeting.

The small shop and store to the front of the premises is constructed of concrete block with a corrugated asbestos roof and concrete floor.

Accommodation

The accommodation comprises:-

Offices and Staff Facilities. Includes Main Office, Factory Office, Toilets, Changing Room and Store. Area 68.8 sq m (740 sq ft)

Shop and Store. Area 28.4 sqm (305 sq ft)

Processing Area. Includes Packaging and Dispatch Areas
Area 275.6 sqm (2967 sq ft)

Chills. Area 51.1 sqm (550 sq ft)

First Floor Storage and Staff Facilities.

Includes Changing Rooms, Canteen, Toilets, Shower and Storage. Area 269.8 sqm (2905 sq ft)

Other Accommodation. Includes Curing Room, Kiln, Offal Store and Plant Rooms

Front Yard. Includes small office building at access gates. Total Area 1000 sqm or thereby.

Services

The property is served with mains water and electricity. However, interested parties should satisfy themselves regarding the detailed whereabouts and capacity of services and if required arrange for their reconnection.

Rating Information

It is understood that the current Rateable Value is £14250.

Planning

With regard to the proposed use of the subjects, it should be noted that it is the entire responsibility of any interested party to ensure that any proposals they have regarding the use of the property are acceptable to the Planning Authority. It is recommended that the interested party discuss these matters with the Head of Planning and Building Control of Aberdeenshire Council. The department concerned is located in the Town House, Low Street, BANFF, AB45 1AY, Tel (01261) 813210. The interested party will be held to have satisfied themselves as to the exact planning position.

Terms

Aberdeenshire Council is seeking to either sell or lease the property on a full repairing/insuring basis incorporating rent reviews every third year. Any lease will be subject to the Council's main terms and conditions of lease, a copy of which is available on request.

Lease

Offers are invited for the lease of the subjects.

Sale

Offers are invited

VAT

Rent is subject to VAT at the standard rate.

Legal Costs

In accordance with normal practice, the ingoing tenant will be responsible for all legal costs arising from the transaction including stamp duty and registration.

Date of Entry

The date of entry will be mutually agreed between the parties.

Viewing Arrangements

By prior arrangement. Contact:
Lisa Burnett
Telephone: 01779 - 483710

Offers

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, either in writing or by telephoning Aberdeen (01224 664255).

All persons who have requested that their interest in the property be noted will be sent details of the closing date once it has been set together with details of the Council's tender procedures that must be strictly adhered to. Offers to purchase or lease must state the price and must be formal probative offers in accordance with Scottish Legal Practice and must be submitted in the official tender envelope provided. Offers submitted otherwise that in accordance with this requirement will not be considered.

The Council is not bound to accept the highest or any offer.

In order to allow the Council to give appropriate consideration to any offers received, the interested party is asked to submit the following information in addition to any offer for the premises:-

- Details of the number and type of new jobs to be created arising from any proposed lease of the subjects.
- Details of the proposed usage and type of process to be undertaken from the premises.
- Financial and other references in support of your proposals.
- A business plan in support of your proposals.
- Finally, a statement of reasons why the subjects should be sold / leased to you.

Misrepresentation Act

These particulars are prepared in good faith and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. Prospective purchasers and their representatives should verify the particulars on a visit to the property. The particulars do not obviate the need for a full survey and prospective purchasers are strongly advised to obtain an independent survey of the property by an appropriately qualified person prior to submitting an offer. Accordingly, there shall be no liability on the part of the Council as a result of any error or omission in the particulars or any other information given.

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise or that any services, appliances, equipment or facilities are in good working order. Prospective purchasers are strongly advised to satisfy themselves on such matters prior to submitting an offer to purchase.

Any plans, areas, measurements of distances referred to are given as a guide only and are not guaranteed. If such details are fundamental to a purchase, prospective purchasers must rely on their own enquiries.

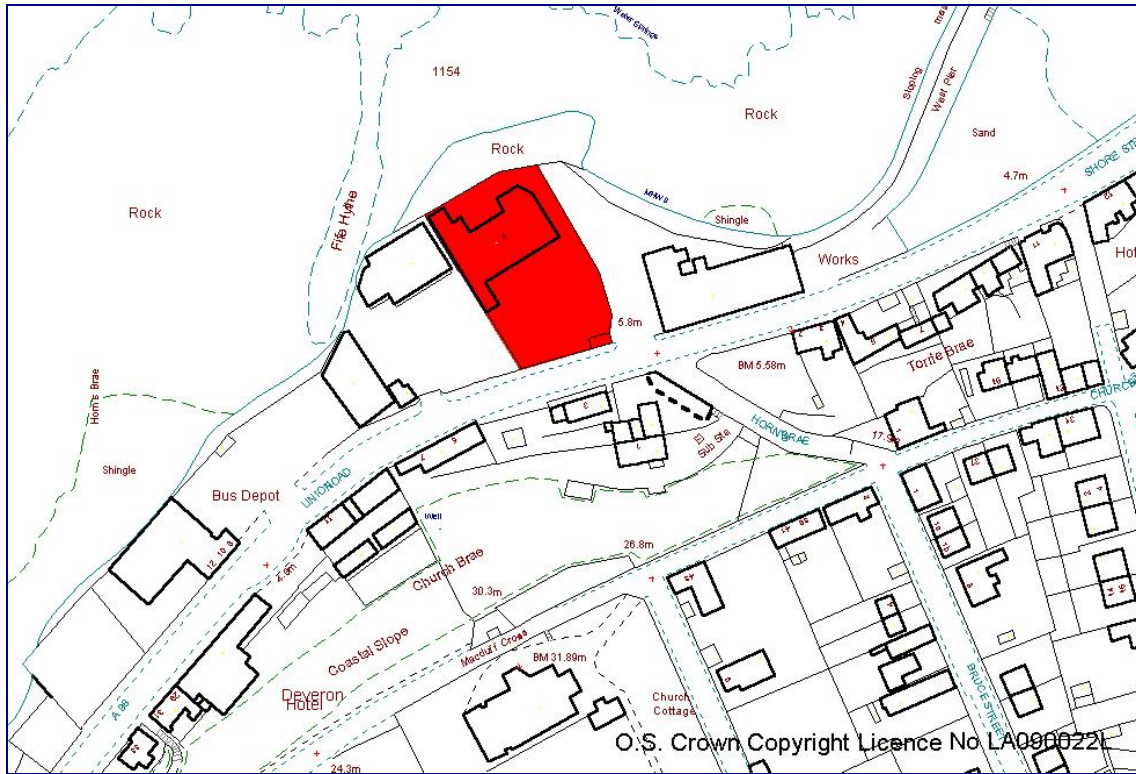
Where any reference is made to planning permissions or potential uses, such information is given in good faith and prospective purchasers should satisfy themselves on such matters prior to submitting an offer.

Location Plan



Whilst every care has been taken in the preparation of these particulars and they are believed to be correct, they are not warranted and should not be taken to form any part of any contract.

Site Plan



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