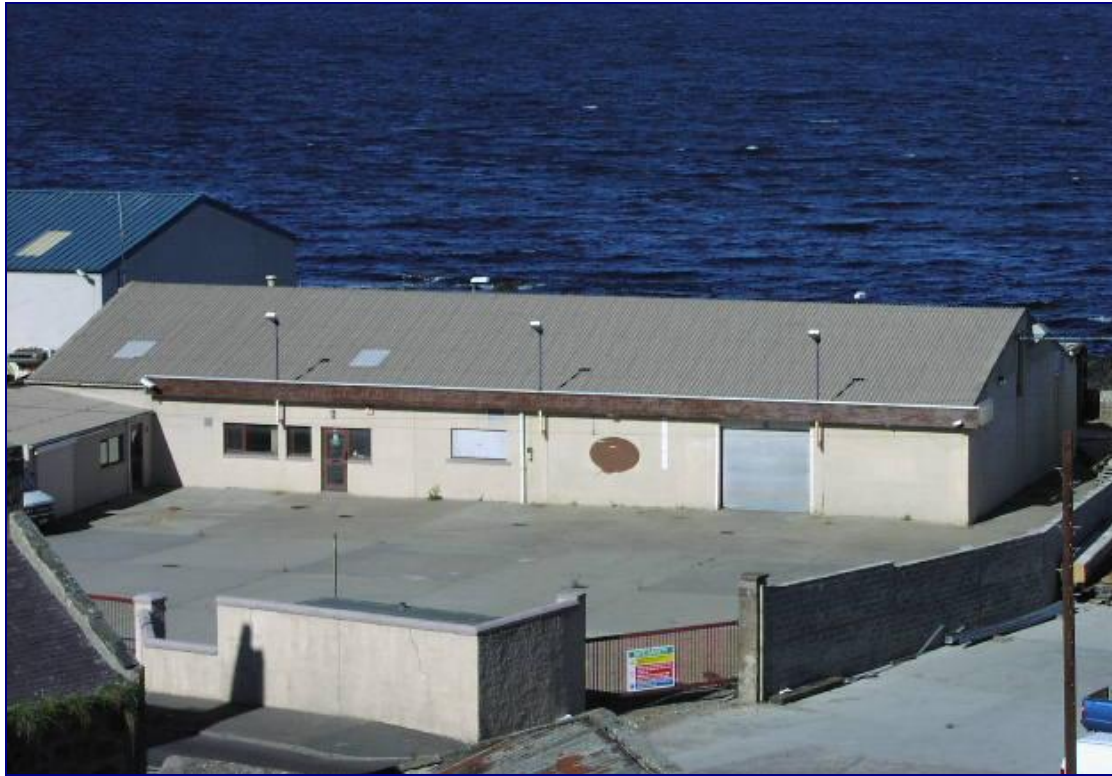


PROPERTY PARTICULARS



FOR SALE OR LEASE

**FISH PROCESSING FACTORY
4 UNION ROAD, MACDUFF**

www.aberdeenshire.gov.uk/property

Serving Aberdeenshire from mountain to sea - the very best of Scotland

1. Location:

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

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

2. Description:

The property comprises a fish processing factory with chills, offices, staff facilities and small shop, within a site extending to approximately 0.21 Ha. (0.519 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. An asbestos survey has been carried out – this is available on request.

3. Accommodation:

The Gross Internal Area of the subjects is 765 sq.m (8230 sq.ft) which has been calculated in accordance with the RICS Code of Measuring Practice (Sixth Edition).

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.

4. Services:

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

5. Energy Performance Certificate (EPC)

The energy efficiency rating for this property has been assessed as C+. The full report is available on request.

6. Council Tax Banding / Rating Information

Grampian Valuation Joint Board has assessed the rateable value at £14,250.

7. Planning:

It is understood that the premises currently has permission for use within Use Class 4 and 5 (Business and General Industrial) of the Town and Country Planning (Use Classes) (Scotland) Order 1997. However, it is the ingoing Tenants/Purchasers responsibility to ensure the subjects are suitable for their purpose. Interested parties should consult with the Planning Authority directly – Planning Service, Aberdeenshire Council Town House, Low Street, BANFF AB45 1AY, Tel (01261) 813207

8. VAT:

Rent/Price is subject to VAT at the standard rate.

9. Date of Entry

The subjects have the benefit of vacant possession and are available to lease/purchase upon the conclusion of legal formalities.

10. Viewing Arrangement

By prior arrangement. Contact: Lisa Burnett Tel 01779 483710
E.mail: Lisa.Burnett@aberdeenshire.gov.uk

11. Terms

The Council is considering sale and lease options simultaneously. Details of each option are outlined below.

11.1 Terms for Lease

Offers in excess of £22,000 per annum are sought.

11.1.1 Conditions of Lease

Aberdeenshire Council is seeking to lease the property on the basis of a 6 year full repairing / insuring basis incorporating a rent review after the third

year. There will be an option to the Tenant to terminate at the end of the first, second and third years on payment of the penalty of 10% of the headline Rent at the first year and 15% of the headline Rent at the each of the second and third years.

11.2 Terms of Sale

The premises are held on a 99 year lease ownership from 12 November 1992 at a rental of £1 per annum and we are seeking offers in excess of £160,000 plus VAT.

The summary of the leasehold covenants

- Rent – £1 per annum with no Rent Review.
- Insurance – Leaseholders responsibility.
- Assignment of whole/part – with consent of the landlord, which consent not to be unreasonably withheld.
- Sub-lease whole/part – with consent of the landlord, which consent not to be unreasonably withheld.

The legal documentation is available on request.

11.2.1 Conditions of Sale

The property will be sold subject to any existing servitudes, rights and wayleaves. Parties will be held to have satisfied themselves as to the nature of all such servitudes, rights and wayleaves, if any.

12. Legal costs

Each party will be responsible for their own legal costs arising from the transaction. The purchaser shall be solely responsible for any stamp duty land tax and for registration.

13. Offers:

The property is offered by way of a Tender (i.e. neither party is legally bound by the offer contained within the Tender document), with bids to be received by no later than **Wednesday 20 May 2009 at 10.30 am.**

Any persons who wish to submit an offer to lease or purchase 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 lease must state the amount of money in respect of rent or grassum payment 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 than 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 envisaged number and type of new jobs to be created.
- Details of the proposed usage and type of process to be undertaken from the premises.
- Financial and other references in support of your proposals in the case of a lease.
- A business plan in support of your proposals in the case of a lease.
- Finally, a statement of reasons why the subjects should be sold / leased to you.

14. Misrepresentation Act 1967 and Property Misdescriptions Act 1991:

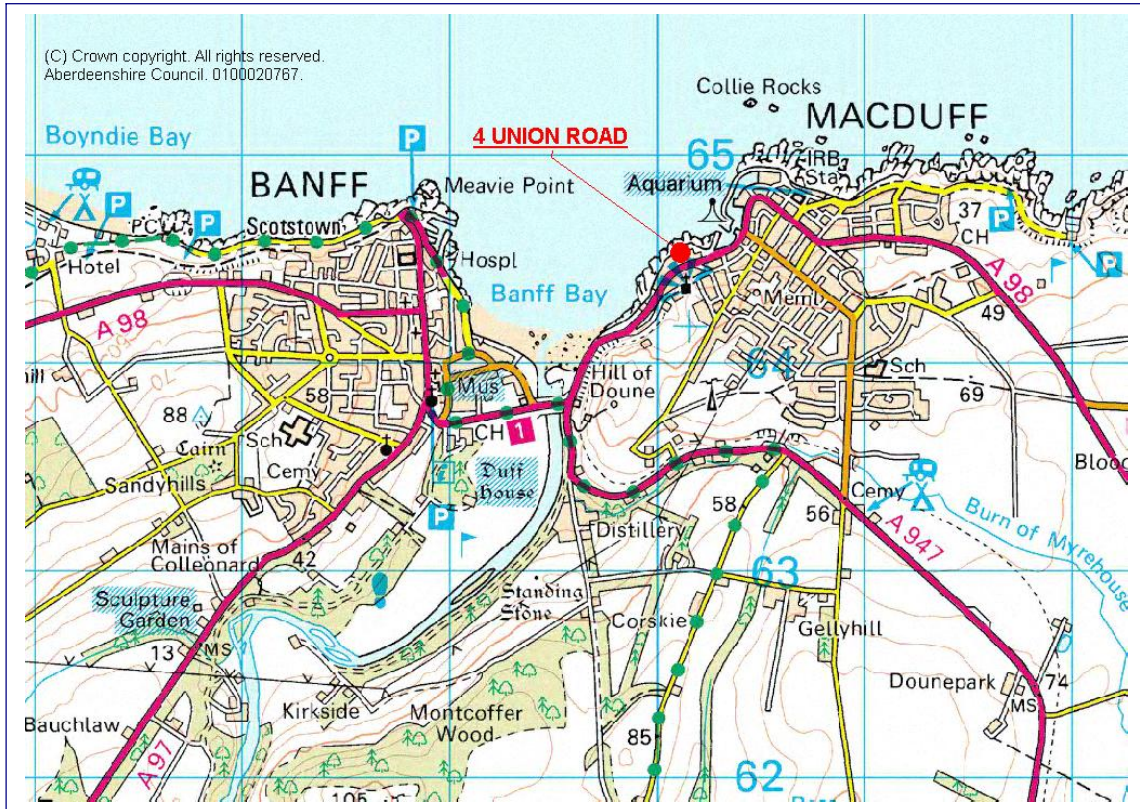
These particulars are prepared in good faith and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You and your representatives should verify the particulars on a visit to the property. The particulars do not obviate the need for a full survey and you 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 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 nor that any services, appliances, equipment or facilities are in good working order. You are strongly advised to verify their condition 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 lease, prospective tenants 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.

15. LOCATION PLAN



16. SITE PLAN

