

Property Particulars



FOR LEASE

New Business Units

**Tarlair Business Park,
Macduff.**

**Modern business units within
an established location.**

www.aberdeenshire.gov.uk/property

- Terraced development of three high specification business units
- Internal office with toilet facilities
- Situated close to the A98

Viewing Arrangement

To view the properties
or for further information
please contact:

Julie McWilliam

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Location:

The subjects are located within the established Tarlair Business Park, Macduff. The business park is situated a short distance to the east of Macduff town centre and within close proximity of the A98. Macduff is located 38 miles from Aberdeen, 24 miles from Fraserburgh and 37 miles from Peterhead.

The port of Macduff is a vibrant town with a population in the region of 4,000 persons. Fishing and engineering are integral parts of the local economy, however, the town's economic base is diverse. One of the major employers is the shipbuilding and repair centre. The oil and gas industry is also well represented in the local area. Macduff is a popular tourist destination and local attractions include the Macduff Marine Aquarium and the Royal Tarlair Golf Club.

Description:

The subjects comprise a terraced development of three new build business units. The units have been built to a high specification, thus making them suitable for a variety of uses. The units are of steel portal frame and concrete block construction. Each unit benefits from having a roller shutter door to allow for vehicular access.



Internally, the workshop areas have a wash basin, fluorescent strip lighting and translucent roof panels, which ensures the space benefits from a good provision of natural daylight.

Each unit boasts an office area and toilet facility, which is suitable for wheelchair access. The offices have been carpeted, double glazed and have wall mounted panel heaters and fluorescent strip lighting. The units have been fitted with a fire alarm system and have external security lighting.

To the front of the units there is a concrete loading area and space for ample car parking.

The development has now been completed and immediate entry is available.

Accommodation:

The accommodation in each unit comprises:

Workshop 99.9 sq m (1,075 sq/ft or thereby)

Including

Office & WC 16.9 sq m (182 sq/ft or thereby)

The foregoing measurements have been calculated in accordance with the RICS Code of Measuring Practice (6th Edition).

Services:

The property is served with mains water, electricity and drainage. A BT Connection is available on site.

However, interested parties should satisfy themselves regarding the detailed whereabouts and capacity of services.



Energy Performance Certificate (EPC):

An EPC will be made available on request.

Council Tax Banding / Rating Information:

The subjects will require to be assessed upon completion.

Planning:

Whilst the units will be offered for lease on the basis of uses falling within Class 4, 5 & 6 of the Use Classes (Scotland) Order 1997, interested parties should seek advice or make their own enquiries whether their intended use would fall within the definition of this class.

Price:

Offers in the region of £5,500 per annum are invited for each individual unit.

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 each of the units on a six year full 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 1st, 2nd and 3rd years, subject to a penalty payment. Consideration may be given to alternative lease terms.

Tenants will be responsible for the payment of an annual service charge in respect of maintenance of the common parts of the estate. The charge is currently levied at an annual rate of 5% of the annual rent.

Legal Costs:

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

Date of Entry:

Upon conclusion of legal formalities.

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Any persons who wish to submit an offer to lease the properties 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.

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