



## PROPERTY PARTICULARS



# FOR LEASE

Site 9 Huntly Industrial Estate  
Clashmach View  
Huntly  
AB54 8SX

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

### **Location:**

The site is located within the established Huntly Industrial Estate, which is situated on the outskirts of the town.

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

### **Description:**

The subject comprises a self contained site with a detached Industrial Unit and a detached single storey Office.

The Industrial Unit has a steal frame and block work walls rendered externally with an insulated double skin profiled metal roof. The Industrial Unit benefits from two vehicular access roller shutter doors located at both gable ends.

Within the site there is also a single storey detached office the property has block-work walls rendered externally with a pitched and tiled roof.

This spacious compound benefits from two separate vehicle access gates on to Steven Road.

### **Accommodation:**

The accommodation comprises:-

Industrial Unit	-	62.9 sq. m	(678 sq. ft)
Office	-	23.4 sq. m	(252 sq. ft)
Compound	-	812 sq. m	

### **Services:**

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

### **Energy Performance Certificate (EPC)**

An EPC is available

### **Rating Information**

Grampian Valuation Joint Board has assessed the rateable value at £7,500 at 1<sup>st</sup> April 2005. A revaluation of the property is due in 2010.

### **Planning:**

Whilst the site unit is 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 enquiries whether their intended use would fall within the definition of these classes.

### **Price:**

Offers of the rent in the region of £7,250 per annum are sought on a six year term basis.

### **VAT:**

VAT will be charged on rent.

### **Date of Entry**

On conclusion of legal formalities.

### **Viewing Arrangement**

By prior arrangement. Contact:  
Graeme Smith, Estates Surveyor, Tel: (01224) 664258  
E-mail: [Graeme.Smith@aberdeenshire.gov.uk](mailto:Graeme.Smith@aberdeenshire.gov.uk)

### **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 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 indeed any offer.

### **Conditions of Lease**

Aberdeenshire Council is seeking to lease the property on a five 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 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> years on payment of a penalty of 10% of the rent at 1<sup>st</sup> year and 15% of the rent at the 2<sup>nd</sup> and 3<sup>rd</sup> years. Consideration may be given to longer or shorter periods of lease, in certain circumstances. Tenants will be responsible for the payment of an annual service charge in respect of the maintenance of the common parts of the estate. The charge is currently levied at an annual rate of 5% of the rent.

### **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

