

PROPERTY PARTICULARS



FOR LEASE

UNIT 1 BLACKHOUSE INDUSTRIAL
ESTATE, PETERHEAD

www.aberdeenshire.gov.uk/property

Location:

The subjects are located within the popular Blackhouse Industrial Estate, North West of Peterhead town centre. Peterhead is located on the Buchan coast some 30 miles north of Aberdeen. The A90 Trunk Road allows for easy access to Aberdeen and to Fraserburgh in the North.

Peterhead is a vibrant town with a population in the region of 18,000. Historically, Peterhead has always been an important base for the fishing industry. Fishing is still an integral part of the local economy, however, the town's economic base now enjoys more diversity. The oil and gas industry has become a major employer in the town and Peterhead Harbour is used to service and supply installations in the North Sea.

The prominence of the energy sector in Peterhead is evident by the number of major national and international employers that have bases within the town including ASCO, Talisman and Wood Group. The town also boasts major employment opportunities in the manufacturing, food processing, textiles and service industries.

Blackhouse Industrial Estate is home to an impressive mix of tenants of a retail, as well as industrial nature. Well known names such as Travis Perkins, Plumb Center, Howden's Joinery and Gillanders Motors can be found within the estate, which serves to highlight its popularity as a business location. The estate itself is well maintained and benefits from its close proximity to a number of local amenities.

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

Description:

The property comprises a single storey semi detached industrial unit. There is a generously sized compound located at the front of the property and an additional car parking area to the rear of the unit which ensures there is ample car parking provision. Vehicular access to the unit is via a metal roller shutter door.

The unit has been well maintained both internally and externally. Within the main warehouse there are two chilled units which can be utilised for storage. Two separate offices and a generous provision of toilet accommodation can be found to the rear of the unit. The offices can be accessed separately from the main workshop area and a kitchen facility is located within one of the offices. In addition, further storage space can be found at the mezzanine level.

The warehouse benefits from having its own sink and wash area, fluorescent strip lighting and a 3 phase power supply. The offices are heated by wall mounted panel heaters.

Accommodation:

The accommodation comprises:-

Workshop and ancillary accommodation	179 sq m (1,923 sq ft)
Office accommodation	18 sq m (192 sq ft)
Compound	178 sq m
Additional Car Parking	50 sq m

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

Energy Performance Certificate (EPC)

An EPC is available on request.

Rating Information

Grampian Valuation Joint Board has assessed the rateable value at £11,250 as at 1st April 2010. However, a new occupier would have the right to appeal this rateable value.

Planning:

Whilst the industrial unit is being 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.

Rent:

Offers over £10,350 per annum are sought for the lease of these subjects.

VAT:

VAT will be payable on the rent.

Date of Entry

To be agreed upon conclusion of legal formalities.

Viewing Arrangement

By prior arrangement.

Contact: Julie McWilliam (01779 483712)

E.mail: julie.mcwilliam@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 valid offers in accordance with Scottish Law and must be submitted in the official tender envelope provided. Offers submitted otherwise than in accordance with this requirement may 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 six year full repairing and insuring basis, incorporating a rent review after the third year. The lease will be based on the Council's standard style of lease and includes options for the tenant to terminate at the end of the 1st, 2nd and 3rd years on payment of a penalty of 10% of the rent at 1st year and 15% of the rent at the 2nd and 3rd 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 maintenance of the common parts of the estate. The charge is currently levied at an annual rate of 5% of the annual 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 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 lease.

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.

