



PROPERTY PARTICULARS



FOR LEASE

Unit 2 Mart Industrial Estate
Alford
Aberdeenshire

www.aberdeenshire.gov.uk/property

Location:

The property is located within the established Mart Industrial Estate, Alford which is situated very close to Alford town centre.

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

Description:

The property comprises a single storey semi-detached industrial unit with WC. There is a compound area to the rear and side of the building.

The property has blockwork walls rendered externally with an insulated profiled metal clad roof. Vehicular access is via a steel roller shutter door.

Accommodation: or The Site:

The accommodation comprises: -

Workshop GIA:	97.27 sq m	(1,047.01 sq ft)
Compound	123 sq m	(1,323.97sq ft)

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.

Council Tax Banding / Rating Information

Grampian Valuation Joint Board has assessed the rateable value at £4,000 as at 1st April 2010.

Planning:

Whilst the factory units are being offered for lease on the basis of uses falling within classes 5 and 6 of the Use Classes (Scotland) Order 1997, interested parties should seek advice or make their own enquires whether their intended use would fall within the definition of these classes.

Terms:

Aberdeenshire Council is seeking to lease the property on a six year full repairing / insuring basis incorporating a rent review after the third year. There will be an option for the tenant to terminate the lease at the end of the 1st, 2nd and 3rd years subject to penalty payments. Other periods of lease may be available on request. 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.

Rent:

Offers of rent in excess of £4,900 p.a. (Four Thousand Nine Hundred Pounds) per annum are sought on a six year term basis.

VAT:

VAT will be charged on the 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

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).

In the event of competing interests a closing date for offers will be set. 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.

Misrepresentation Act 1967 and Property Misdescriptions Act 1991:

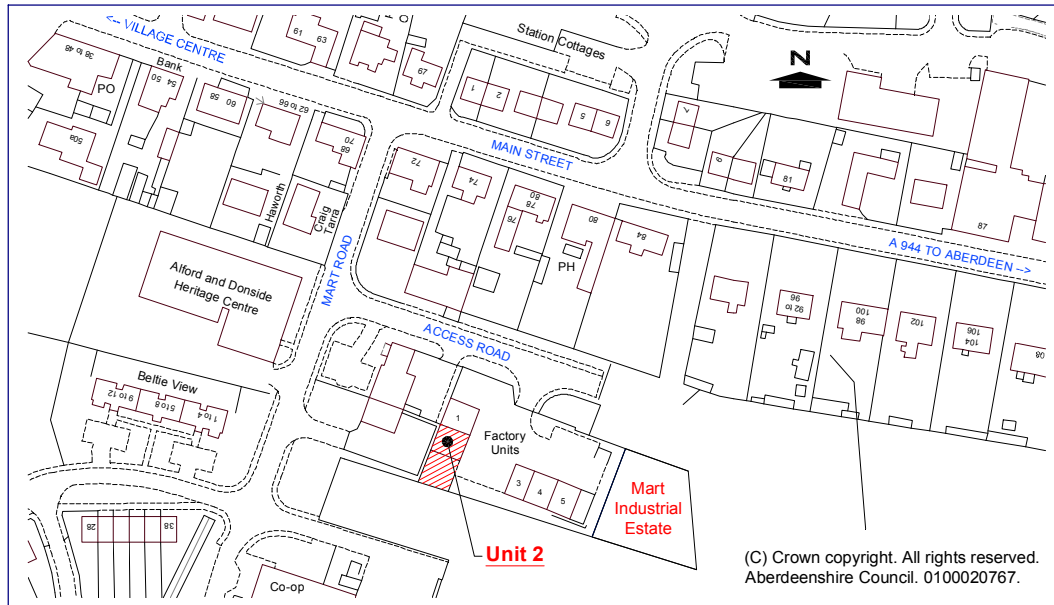
These particulars are prepared in good faith and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You and your representatives should verify 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.

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 tenants should satisfy themselves on such matters prior to submitting an offer.

Site Plan:



Location Plan:

