



## PROPERTY PARTICULARS



# FOR LEASE

UNIT 3  
BLACKBURN INDUSTRIAL ESTATE  
KINELLAR  
AB21 0RX

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

**Location:**

The property is located within Blackburn Industrial Estate in the settlement of Blackburn. Blackburn is conveniently located on the A96 Aberdeen to Inverness road approximately 8 miles north west of Aberdeen city centre and 8 miles south east of Inverurie.

Blackburn is served by excellent road and bus links and also has a good range of local amenities.

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

**Description:**

The premises comprise a semi-detached workshop unit of steel portal frame construction with concrete block walls. The roof is pitched with profiled sheet cladding and translucent roof lights. Vehicular access is provided via a steel roller shutter door and a separate pedestrian door. Internally there is a workshop area and adjacent toilet facilities. At the west gable is an enclosed hardstanding surfaced compound. Parking is available in the common area at the front of the unit.

**Accommodation:**

The accommodation comprises a 72.46 sq m (780 sq ft) Workshop and a 125 sq m compound.

**Services:**

The property is served with mains water and drainage, together with three phase electricity. 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 £6,900.

**Planning:**

The premises currently have consent within Use Classes 4 (Business), 5 (general Industrial) and 6 (Storage or Distribution) of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

**Lease 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 to the tenant to terminate at the end of the 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> years. Other periods of lease may be available on request. Tenants will be responsible for payment of a service charge for maintenance of the common parts of the industrial estate based on 5% of the rent.

**Rent:**

Offers in the region of £7,700 per annum are sought.

**VAT:**

VAT will be charged on the rent at the standard rate. The rent quoted is exclusive of VAT.

### **Legal Costs:**

In accordance with normal practice, the ingoing tenant will be responsible for all legal costs arising from the transaction including stamp duty land tax and registration.

### **Date of Entry:**

On conclusion of legal formalities.

### **Viewing Arrangement:**

By prior arrangement, contact: Gervase Topp, Tel: 01467 628025

E.mail: [gervase.topp@aberdeenshire.gov.uk](mailto:gervase.topp@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.

### **Misrepresentation Act 1967 and Property Misdescriptions Act 1991:**

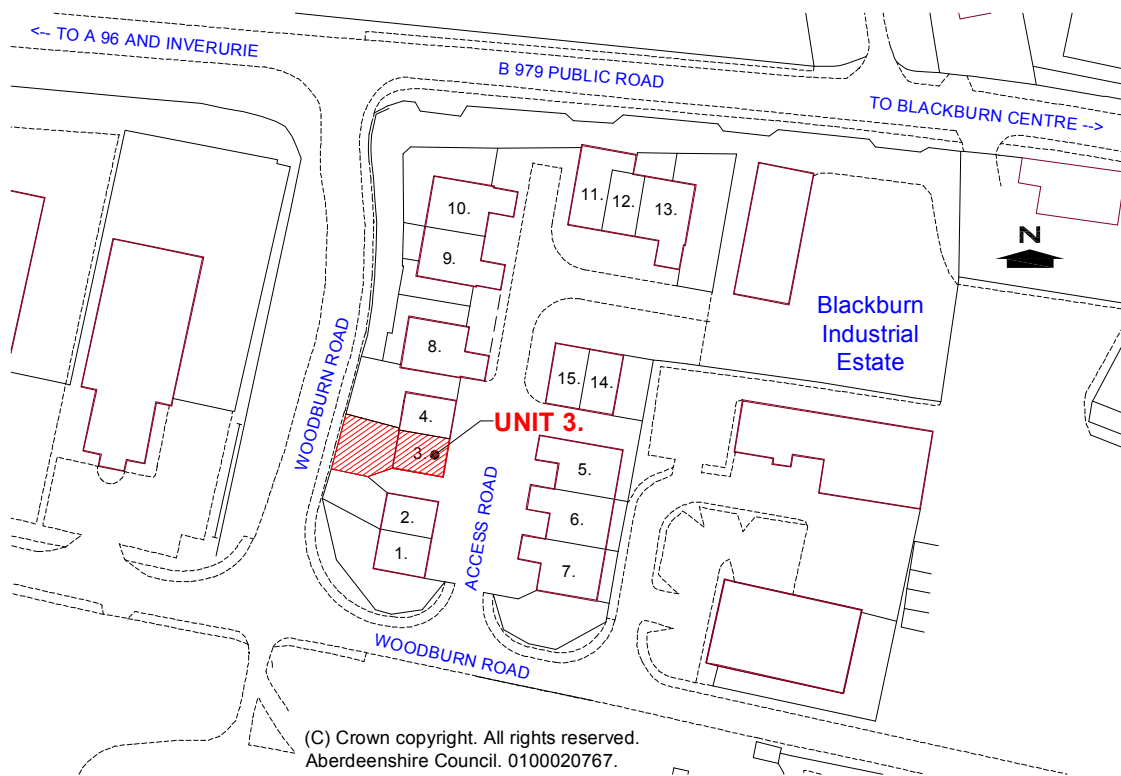
These particulars are prepared in good faith and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You and your representatives should verify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

