



PROPERTY PARTICULARS



FOR LEASE

Unit 6 Tillybrake Industrial Estate
Banchory
Aberdeenshire
AB31 5UN

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Location:

The property is located within the established Tillybrake Industrial Estate, which is situated to the east of Banchory Town centre.

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

Description:

The property comprises a single storey semi-detached unit with an office to the front. There is a small enclosed compound area to the rear.

There is vehicle access to the yard area.

The property has blockwork walls clad with an insulated profiled steel roof.

Vehicular access is via a metal roller shutter door.

There is no exclusive parking

Accommodation:

The accommodation comprises:-

Description of accommodation/site

Workshop:	120.38 /sq m	(1,295.77 /sq ft)
Office	17.53 /sq m	(188.69 /sq ft)
Compound	52 /sq m	(559.7/sq 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.

Energy Performance Certificate (EPC)

An EPC is available.

Rating Information

Grampian Valuation Joint Board has assessed the rateable value at £7,000 as at 1st April 2005. A revaluation of the property is due in 2010.

Planning:

Whilst the factory units are being offered for lease for uses falling within classes 4, 5 and 6 of the Use Classes (Scotland) Order 1997, interested parties should seek advice or make their own enquires to establish if their intended use would fall within the definition of these classes.

Price:

Offers of rent in the region of £9,200 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

Contact: (Graeme A Smith Estates Surveyor Tel: (01224 664258)

E.mail: graeme.smith@aberdeenshire.gov.uk

Offers:

Any persons who wish to submit an offer to purchase 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 six year full repairing and insuring basis incorporating a rent review after the third year, on the Council's standard style of lease. There will be 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 the maintenance of the common parts of the estate. The charge is currently levied at an annual rate of 5% of the rent.

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).

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 purchase.

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.

