



PROPERTY PARTICULARS



FOR LEASE

WORKSHOP
UNIT E BADENTOY CRESCENT
PORTLETHEN

www.aberdeenshire.gov.uk/property

Serving Aberdeenshire from mountain to sea - the very best of Scotland

Location:

The property is located within the Badentoy Business Centre, Badentoy Crescent, Portlethen, a short distance west of the A90 Aberdeen to Dundee trunk road.

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

Description:

The property comprises a mid terrace unit in a row of workshop premises. The unit is constructed in a steel portal frame with concrete block walls and floor. The roof is pitched with profile sheet cladding. Vehicular access is provided by a steel roller shutter door; a separate pedestrian door provides personnel access.

Accommodation:

The accommodation comprises:-

Workshop	138 sq m	1485 sq ft
Office	13 sq m	140 sq ft

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 to potential tenants.

Rating Information

The premises are currently entered in the Valuation Roll as having a Rateable Value of £9,000.

Price:

£13,100 per annum are sought for the lease of the unit.

VAT:

VAT will be payable on the rent

Date of Entry

To be agreed

Legal Costs

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

Viewing Arrangement

By prior arrangement:

Contact: John Tytler Thomson Tel: 01224 664246

E.mail: john.thomson@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 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. There will be an option 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. Other periods of lease may be available on request.

Tenants will be responsible for payment of an annual service charge levied at 7.5% of the annual rent for maintenance of the common parts of the estate.

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.

NOTICE TO PROSPECTIVE TENDERERS

May I take this opportunity of bringing to your attention the following important notes regarding the submission of tenders.

1. It is the responsibility of each tenderer to ensure that the tender is received at the office of the Head of Legal and Governance, Woodhill House, Westburn Road, Aberdeen, AB16 5GB before 10.30 a.m. on the closing date detailed in the attached Tender Document.

LATE AND FAXED TENDERS WILL NOT BE ACCEPTED

2. All tenders received after the closing time will not be considered and will be opened, identified and returned to the sender immediately.
3. The use of outside agents as Couriers, British Rail, Red Star, Royal Mail, DX Exchange or other similar organisations, may not necessarily guarantee delivery by the required date and time especially during inclement weather. It is the responsibility of the tenderer to ensure that the tender is timeously received at the above mentioned office.
4. The orange tender envelope which has been supplied with this Tender for use by prospective tenderers has been specifically selected so that it is clearly identifiable when received in Woodhill House with other mail. Should you enclose it within a standard envelope or send it by courier services within their special envelopes, the word "**TENDER**" together with the closing date must be prominently displayed with the address on these envelopes for the ease of identification on arrival at Woodhill House.

If your tender documents are larger than the envelope provided please tape the orange envelope to the outside of your package to ensure the tender information is clearly visible.

