

## PROPERTY PARTICULARS



# For Lease

SHOP UNIT 13 SALTOUN SQUARE  
FRASERBURGH AB43 9DA

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

### **Location:**

Fraserburgh is approximately 41 miles north of Aberdeen on the A90.

The subject is located within Fraserburgh Town Centre with nearby occupiers comprising Haldanes, Superdrug, Boots, M&Co, Iceland, Duncan & Todd Opticians, Ladbrokes, Santander, Royal Bank of Scotland, Lloyds TSB, Clydesdale Bank and a variety of local businesses.

### **Description:**

The subjects comprise a main sales area, toilets and storage to the rear. The main sales area has warm air heating. The property also has a rear door which allows access to the car park.

### **Accommodation:**

The Net Internal Area of the subject is 56.13 sq. m (604 sq. ft) which has been calculated in accordance with the RICS Code of Measuring Practice (Sixth Edition).

### **Services:**

The property is serviced by mains electricity, water and drainage. However, interested parties should satisfy themselves regarding the detailed whereabouts and capacity of the services.

### **Energy Performance Certificate (EPC)**

The energy efficiency rating for this property has been assessed as "E". The full report is available on request.

### **Rating Information**

The rating assessment by Grampian Valuation Joint Board indicates a rateable value of £4,600 in the 2010 Valuation Roll.

### **Planning:**

It is understood the premises currently has a consent within Use Class 1 (Retail) of the Town and Country Planning (Use Classes) (Scotland) Order 1997. It is the ingoing tenant's responsibility to ensure the subjects are suitable for their purpose and interested parties should consult with the Planning Authority at the Planning Service, Aberdeenshire Council, Town House, Low Street, BANFF AB45 1AY, Tel (01261) 813207

### **Lease Terms:**

Aberdeenshire Council is seeking to lease the property on a six year internal repairing and insuring basis, incorporating a rent review after the third year. There will be options for the tenant to terminate the lease at the end of the 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> years on payment of a penalty of 10% of the rent for the 1<sup>st</sup> year and 15% of the rent at the 2<sup>nd</sup> and 3<sup>rd</sup> years.

Consideration may be given to longer or shorter periods of lease.

Tenants will be responsible for the payment of an annual service charge in respect of maintenance of the common parts. The service charge is currently levied at an annual rate of 5% of the annual rent.

For further details of the lease terms please contact:

Russell Shiels            Tel 01779 483292  
Email                        Russell.Shiels@aberdeenshire.gov.uk

### **Rent:**

Offers in excess of £4,500 per annum are sought.

### **Value Added Tax (VAT):**

The annual rent and service charge will be subject to VAT

### **Date of Entry**

The subjects have the benefit of vacant possession with effect from 1<sup>st</sup> September 2010.

### **Viewing Arrangement**

By prior arrangement, contact

Lisa Burnett            Tel 01779 483710 or Mob 07747760618  
Email                        Lisa.Burnett@aberdeenshire.gov.uk

### **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.

### **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.

All tenders which are delivered by hand, or sent by courier service should be delivered to the Main Reception Desk, Ground Floor, Woodhill House, Westburn Road, Aberdeen, AB16 5GB where a receipt will be given detailing the date and time of receipt of the tender.

