

## PROPERTY PARTICULARS



# FOR LEASE

THE OLD SMIDDY  
62 NORTH DEESIDE ROAD  
KINCARDINE O'NEIL  
ABERDEENSHIRE  
AB34 5AA

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

### **Location:**

The property is located within Royal Deeside in the centre of the village of Kincardine O'Neil, which is situated 26 miles west of Aberdeen city.

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

### **Description:**

The property comprises an end-terraced visitor centre with retail space. The property is a category B listed building which was refurbished in 1997. The walls are of a solid stone construction under a pitched slated roof with timber framed windows.

### **Accommodation:**

The accommodation comprises Retail Area, Museum Area, Toilet and a Store.

Old Smiddy, Kincardine O'Neil

|                      |             |               |
|----------------------|-------------|---------------|
| Gross Internal Area: | 68.83 sq. m | 770.86 sq. ft |
| Sales Area:          | 25.62 sq. m | 275.77 sq. ft |
| Museum Area:         | 37.85 sq. m | 407.42 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 the services.

### **Council Tax Banding / Rating Information**

The rateable value as of the 1<sup>st</sup> April 2010 is £2,500

### **Use:**

Visitor/ Interpretative centre with associated subsidiary retail and office use.

### **Price:**

Rent £1,750 per annum (One Thousand Seven Hundred and Fifty Pounds) per annum are sought.

### **VAT:**

VAT will be charged on the rent.

### **Date of Entry**

On conclusion of legal formalities.

## **Terms**

Aberdeenshire Council has a Head Lease of the subjects and is seeking to sub-lease the property for a period of up to six years on a 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 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> years subject to penalty payments. The Council leasehold interest expires on the 24<sup>th</sup> August 2016 consequently the Council cannot give any assurance that the sub-lease can be renewed on expiry.

## **Viewing Arrangement**

By prior arrangement. Contact: Graeme A.Smith MRICS Tel: 01224 664258  
E.mail: [graeme.smith@aberdeenshire.gov.uk](mailto: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.

Prospective lessees and their representatives should verify the content of the particulars on a visit to the property. The particulars do not obviate the need for a full survey and prospective lessees are strongly advised to obtain an independent survey of the property by an appropriately qualified person prior to submitting an offer. Consequently, there shall be no liability on the part of the Council as a result of any error or omission in the particulars or any other information given.

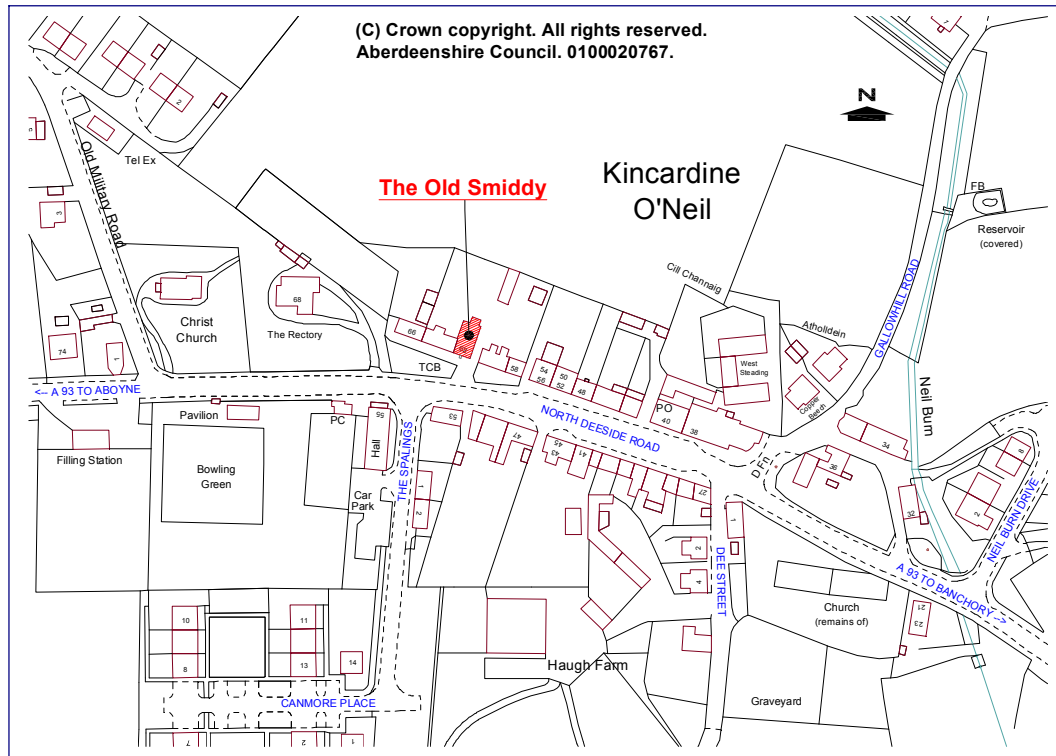
Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise or that any services, appliances, equipment or facilities are in good working order. Prospective lessees are strongly advised to satisfy themselves on such matters prior to submitting an offer to sub-lease the property.

Any plans, areas, 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 lessees should satisfy themselves on such matters prior to submitting an offer.

### Site Plan



### Location Plan

