

Property Particulars



FOR LEASE

Unit 12
Castle Road Industrial
Estate, Ellon, AB41 9RF

- Immediate Availability
- 80 sq. m (865 sq. ft.)
- Offers around £10,500 per annum

Viewing Arrangement

To view the property or for further information please contact:

Sarah Young

01467 537108

sarah.young@
aberdeenshire.gov.uk

www.aberdeenshire.gov.uk/property



Location:

The property is located in the Castle Road Industrial Estate on the outskirts of Ellon a short distance from the A90 Aberdeen to Peterhead trunk road. Ellon is a thriving community, and there is a good tenant mix at Castle Road testament to the diversity in the local economy.

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

Description:

The property forms part of a courtyard of 4 semi-detached industrial units of steel portal frame construction with concrete block walls and concrete floor. The roof is pitched with profiled sheet cladding.

Internally the accommodation provides workshop space with a toilet and tea prep to the front of the unit. Heating to the workshop space is by a gas fired powermatic heater.

To the side and rear of the unit is a hardcore surfaced compound enclosed by a metal stanchion and wire mesh fence. Access by metal and wire mesh gates.

Accommodation:

The accommodation comprises industrial workshop area and WC compartment:

Workshop 80 sq. m (865 sq. ft.)

Compound 206 sq. m

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 gas.

Interested parties should satisfy themselves regarding the detailed whereabouts and capacity of services.

Energy Performance Certificate (EPC):

An EPC is available on request. Band E.

Rating Information:

The premises are currently entered in the Valuation Roll with a Rateable Value of £8000. Effective from 1 April 2017.

Planning:

The premises is being offered for lease on the basis of uses falling within Class 4, 5 & 6 of the Use Classes (Scotland) Order 1997. Interested parties should seek advice or make their own enquiries whether their intended use would fall within the definition of this class.

Price:

Offers around £10,500 per annum are invited.

VAT:

All prices, rents and premiums quoted are exclusive of VAT. VAT will be payable on the rent.



Lease Terms:

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 options for the tenant to terminate at the end of the 1st, 2nd and 3rd years, subject to a penalty payment of 15% of the annual rent. No Service Charge is payable.

Date of Entry:

To be agreed upon conclusion of legal formalities.

Date of Publication:

August 2017.

Legal Costs:

In the usual manner, the ingoing tenant will pay the Landlord's reasonably incurred legal expenses, as well as any applicable LBTT and registrations dues.

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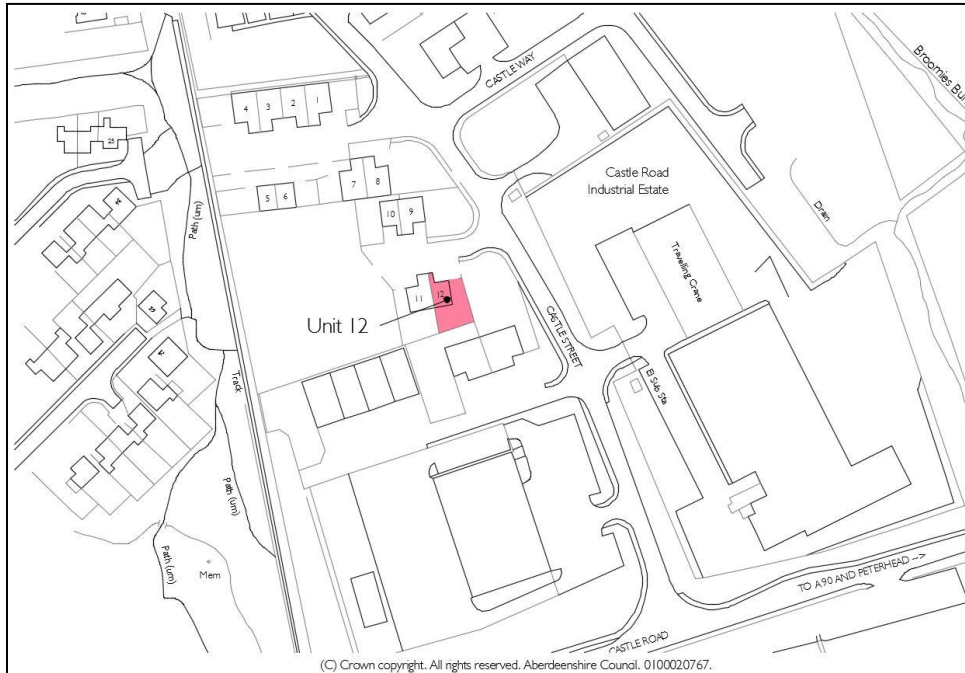
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Offers:

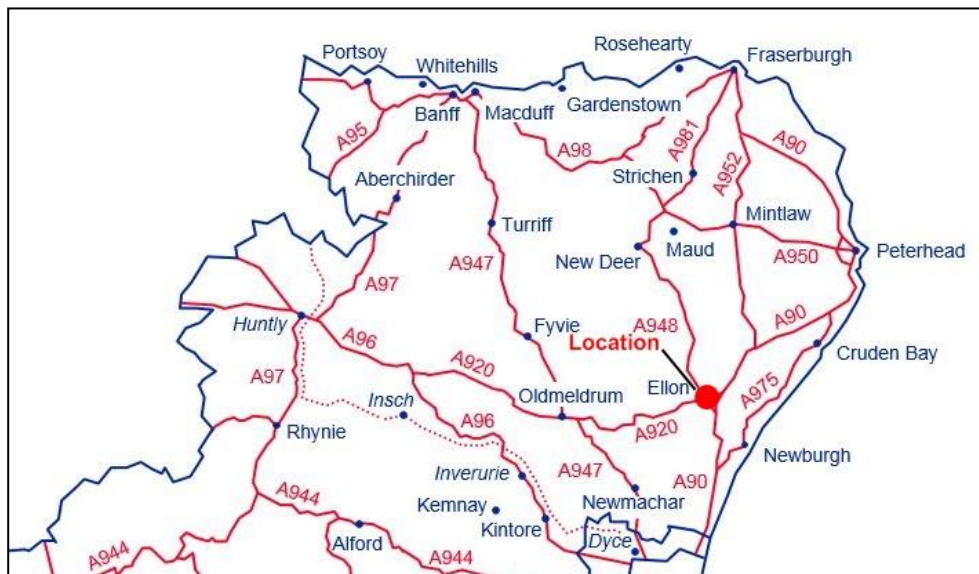
Any persons who wish to submit an offer to lease the property should note their interest with the Estates Manager, Aberdeenshire Council, Woodhill House, Westburn Road, Aberdeen, AB16 5GB, 01467 536116.

In the event a closing date is set, all persons who have noted their interest in the property will be sent details of the closing date, together with details of the Council's tender procedures that must be strictly adhered to. All offers should be submitted in Scottish Legal Form. The Council is not bound to accept the highest or indeed any offer.

Site Plan:



Location Plan:



Misrepresentation Act 1967 and Property Misdescriptions Act 1991

Aberdeenshire Council give notice that:

1. Whilst every care has been taken in the preparation of these particulars and they are believed to be correct, they are not warranted and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending tenants or purchasers should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
3. No person in the employment of Aberdeenshire Council has any authority to make or give any representation or warranty whatever in relation to this property.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.