

Property Particulars



FOR LEASE

Unit A

Cuminestown Industrial Estate

Meadow Road

Cuminestown

AB53 5ZB

- Immediate Availability
- 59 sq m (633 sq ft) Workshop
- 38 sq m (409 sq ft) Compound
- Offers around £4,500 pa

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 subjects are located within the Cuminestown Industrial Estate on the eastern periphery of the village of Cuminestown which is approximately 5 miles east of Turriff via the B9170 road.

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

Description:

The property comprises a semi-detached industrial unit of concrete block construction with pitched roof and concrete floor. Vehicular access is via a manually operated roller shutter door with separate pedestrian access. The property has recently undergone internal refurbishment and comprises a workshop with toilet.

Communal parking is available to the front of the unit.

Accommodation:

The accommodation comprises:

Workshop 59 sq m (633 sq ft)

Compound 38 sq m (409 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 3 phase electricity, mains water and drainage.

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

Energy Performance Certificate (EPC):

The subjects has a band E rating and the EPC is available on request.

Council Tax Banding / Rating Information:

The premises are currently entered in the Valuation Roll with a Rateable Value of £2,050, effective from 1st April 2017. The Uniform Business Rate for the year 2017/18 is 46.6p in the £.

A new tenant may qualify for up to 100% relief under the Small Business Bonus Scheme.

Planning:

The premises is being offered for lease on the basis of uses falling within Class 4, 5 & 6 (office/light industrial, general industrial and storage & distribution) 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 £4,500 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 internal 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 will be payable.



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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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.

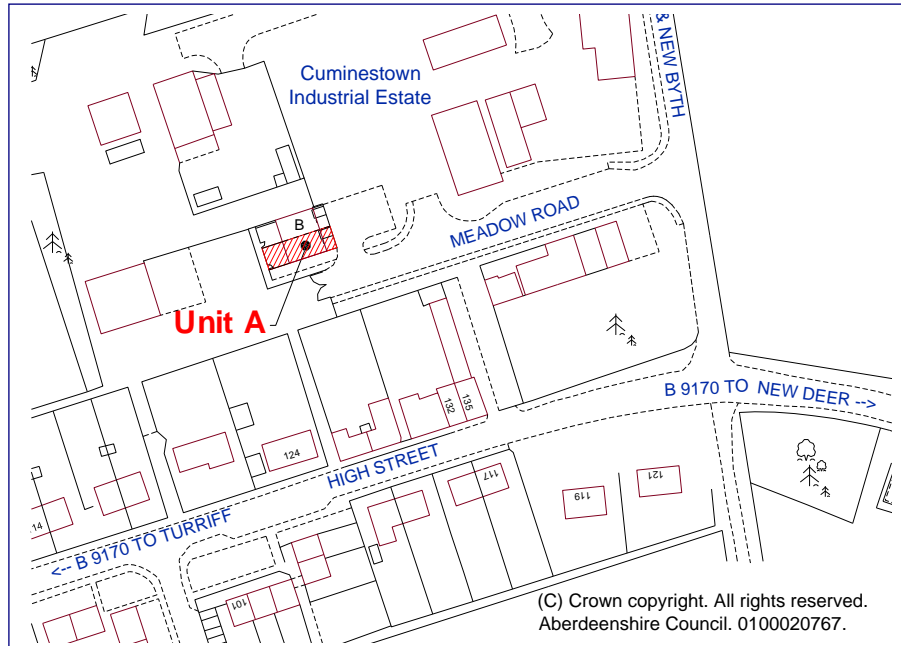
Date of Entry:

Immediate upon conclusion of legal formalities.

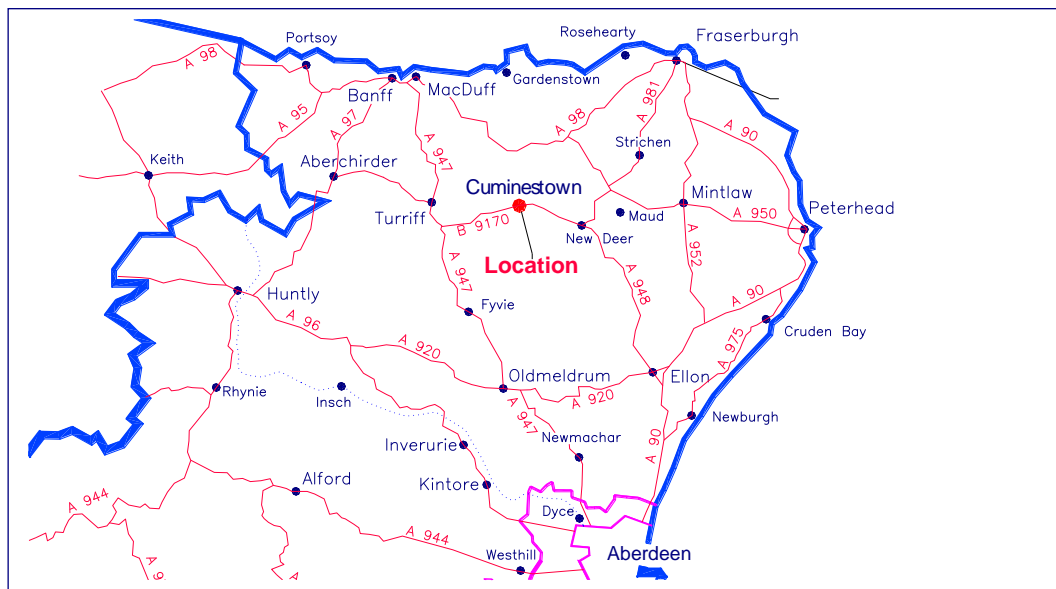
Date of Publication:

February 2017.

Site Plan:



Location Plan:



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.