

Property Particulars



FOR LEASE

Workshop Unit 15

Spurryhillock Industrial Estate

Stonehaven, AB39 2NH

**Industrial Accommodation within
close proximity of the A90**

- Size approx. 770 ft²
- Early Entry Available
- No service charge
- Rental £7,750 PA

**Viewing
Arrangements**

To view the property or
for further information
please contact:

Graeme Smith

01467 533393

**lan.maclennan@
aberdeenshire.gov.uk**

www.aberdeenshire.gov.uk/property



Location:

The property is located within Spurryhillock Industrial Estate in the busy town of Stonehaven. Stonehaven is a popular commuting town conveniently located on the A90 Aberdeen to Dundee road approximately 16 miles south of Aberdeen city centre. There is a main line train station at Stonehaven with free car parking and provides good connections to the north and south.

The tenant mix at Spurryhillock Industrial Estate is testament to the diversity that is present within the local economy. The estate itself is well maintained and benefits from its close proximity to a number of local amenities.

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

Description:

The property comprises a semi detached unit of workshop premises. The unit is constructed in a steel portal frame with block work walls and concrete 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	57.62 sq. m	620 sq. ft
Offices	13.95 sq. m	150 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. The property has an EPC rating of Band G.

Council Tax Banding / Rating Information

The premises are entered in the current Valuation Roll, with effect from 1st April 2017, as having a Rateable Value of £7,000. The Uniform Business Rates (UBR) for the year 2017/2018 is 46.6p in the £. A tenant may qualify for rates relief under the Small Business Bonus Scheme as the Rateable Value is below the threshold.

Planning:

The industrial unit 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 to rent in the region of £7,750 per annum are sought for the lease of the unit. The Council is not bound to accept the highest or indeed any offer.

VAT:

VAT will be payable on the rent.

Date of Entry

To be agreed upon conclusion of legal formalities. Early entry can be given.

Viewing Arrangement

By prior arrangement.

Contact:

Graeme Smith (01467) 530790

E.mail: 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, 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.

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 an option for the tenant to terminate at the end of the 1st, 2nd and 3rd years on payment of a penalty of 15% of the annual rent. No service charge.

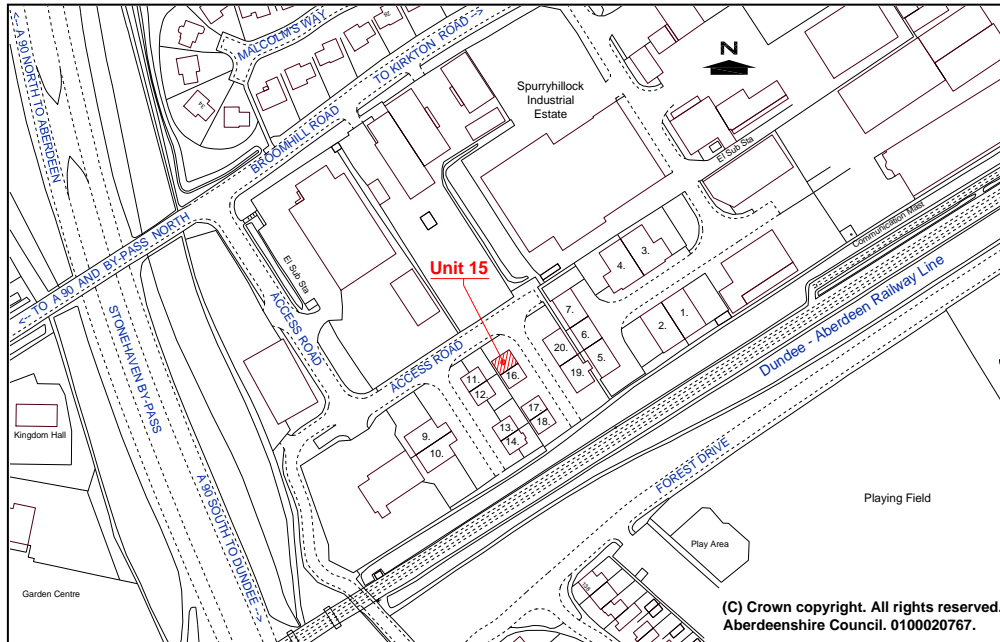
Legal Costs:

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

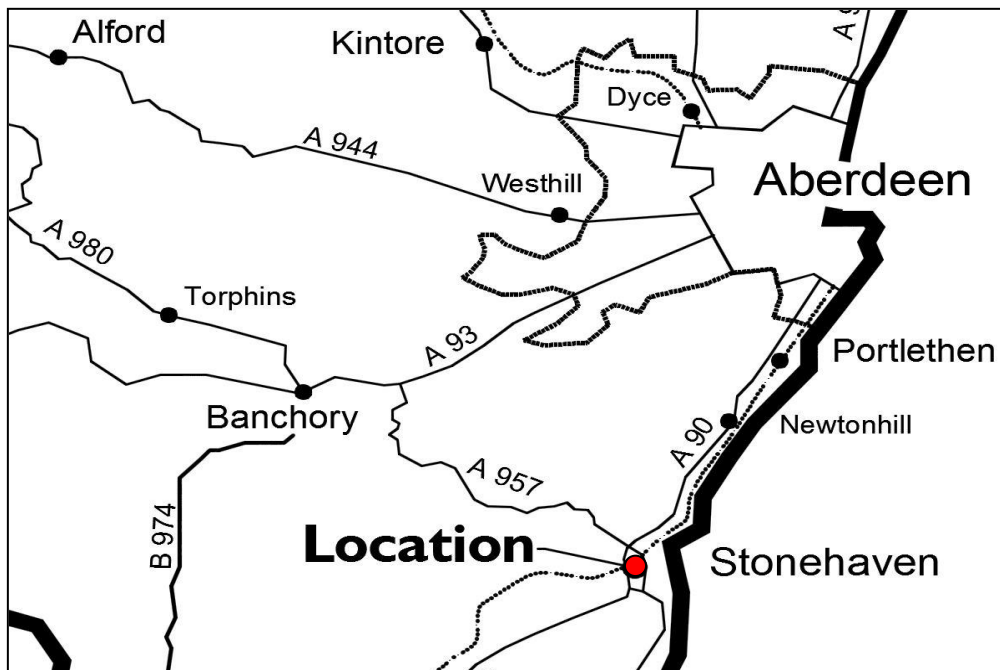
Date of Publication:

February 2018

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.