

ON THE INSTRUCTIONS OF



**Ryden**.co.uk  
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25 Albyn Place, ABERDEEN AB10 1YL

# TO LET DEVELOPMENT OPPORTUNITY SERVICED SITE



TARLAIR BUSINESS PARK  
OLD GAMRIE ROAD  
MACDUFF  
AB44 1RU

Viewing is strictly by arrangement with the sole letting agent.

**Site Area:**  
0.22 hectares (0.54 acres)

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**Location:**

The subjects are located in Tarlair Business Park situated on the eastern fringes of Macduff adjoining the A98 Fraserburgh to Inverness road, 23 miles west of Fraserburgh. The port of Macduff is a vibrant town with a population in the region of 4,000. Fishing and engineering are integral parts of the local economy, however, the town's economic base is diverse.

**Description:**

The site extends to approximately 0.22 hectares (0.54 acres) and offers the opportunity for industrial development or general storage. The area is reasonably level.

**Services:**

Services are believed to be adjacent to the site however prospective occupiers should check the availability and capacity of services with the relevant suppliers. Any occupier will be responsible for a payment of an annual service charge for the upkeep and maintenance of any common parts of the business park.

**Planning:**

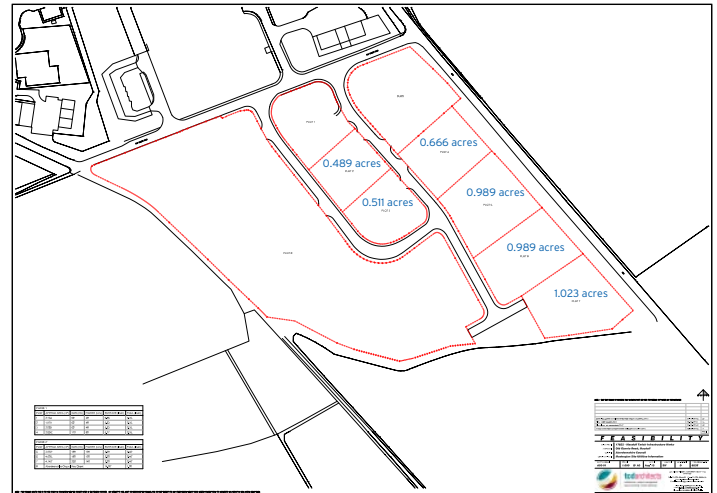
It is considered that the site is suitable for uses falling within Class 4,5 & 6 of the Use Classes (Scotland) Order 1997 although prospective occupiers should discuss their development proposals with the relevant planning officer who can be contacted by telephoning 01261 813210 or email: [bb.planapps@aberdeenshire.gov.uk](mailto:bb.planapps@aberdeenshire.gov.uk)

Any interested parties should make enquires on planning matters to Aberdeenshire Council.

**Site Area:**

The site extends to approximately 0.890 hectares (2.200 acres) and is available in the following Plots:

Description	Size
Plot 2	0.489 Acres
Plot 3	0.511 Acres
Plot 4	0.666 Acres
Plot 5	0.989 Acres
Plot 6	0.989 Acres
Plot 7	1.023 Acres



**Lease Terms:**

The subjects are offered on a 175 year lease term subject to a grassum payment in lieu of an annual market rent.

**Closing Date:**

Our clients reserve the right to set a closing date should they wish. Details in this regard can be provided by the sole selling agent.

Parties should formally note their interest in the first instance via their appointed solicitor. All parties noting formal interests via their solicitor will be informed of any potential closing date and procedures in due course.

**Viewings:**

Any parties looking to view the site should do so in the first instance via the sole letting agent.

**VAT:**

The land is opted to tax .

**Legal Costs:**

Each party will be responsible for their own legal costs incurred in the transaction with the ingoing tenant being responsible for any LBTT and registration dues where applicable.

**Further Information:**

For further information, please contact:

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