



Industrial Unit  
**UNIT 1, HUNTLY**  
**INDUSTRIAL ESTATE**

Steven Road, Huntly, Aberdeenshire

Available Immediately

**£7,700 p.a + VAT**

**FOR LEASE**

Estates Admin  
Telephone: 01467 469261  
Email: [Estates@aberdeenshire.gov.uk](mailto:Estates@aberdeenshire.gov.uk)  
[www.aberdeenshire.gov.uk/property](http://www.aberdeenshire.gov.uk/property)

**Location:**

Huntly is an established market town on the main A96 road approx. 39 miles from Aberdeen. It is within easy commuting distance of Aberdeen, Inverness and Elgin, accessible by mainline rail and other transport networks. The town benefits from a variety of local amenities including a community hospital, a choice of major supermarkets, sports and leisure facilities. Primary and Secondary education is available at Gordon Schools.

Extract plans are provided showing the location of the subjects.

**Description:**

The property comprises a single story detached building currently with a Class 10 (Non-residential institutions) planning permission.

The accommodation comprises a large open plan area with adjoining kitchen, two smaller rooms to the rear, along with workshop space and two W/C's. The property has blockwork walls roughcast externally with a pitched tiled roof. There is a large shared enclosed parking area surrounding this unit.

**Accommodation:**

The accommodation comprises: - Net Internal Area: 822sq ft – (76.40 sq m)

The foregoing measurements have been calculated in accordance with the RICS Code of Measuring

Practice (6th Edition).

**Services:**

We understand the property is served with mains water, electricity and drainage.

However, interested parties should satisfy themselves regarding the detailed whereabouts and capacity of services.

**Planning:**

Whilst the property is being offered for lease on the basis of the existing Class 10 of the Use Classes (Scotland) Order 1997, previously the property had a Class 5 (General Industrial) use. Interested parties should seek advice or make their own enquires with the Councils Planning Service whether their intended use would fall within the current definition or if a change of use would be required. It is the ingoing tenant's responsibility to ensure the subjects are suitable for their purpose.

**Energy Performance Certificate (EPC):**

The unit has an EPC rating of "E". A copy of the EPC is available on request.

**Viewing Arrangements:**

To arrange a viewing please contact:

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**Price:**

Offers of rent in the region of £7,700 (Seven Thousand Seven Hundred Pounds sterling) per annum exclusive of VAT are invited.

**VAT**

The rent quoted is exclusive of VAT which will be payable.

**Lease Terms:**

Aberdeenshire Council is seeking to lease the property on a six year tenant internal repairing and insuring basis with the landlord responsible for external repairs. The lease will include provisions for a rent review after the third year. There will be options for the tenant to terminate the lease at the end of the 1st, 2nd and 3rd years, subject to a penalty payment. Consideration may be given to alternative lease terms

**Rates:**

The Rateable Value for the subjects are entered in the Valuation Roll (with effect from (01/04/23) as £10,000.

**Legal Costs:**

In the usual manner, the ingoing tenant will pay the Landlord's reasonably incurred legal expenses, as

well as any applicable Land and Buildings Transaction Tax and registration dues.

**Date of Entry:**

To be agreed upon conclusion of legal formalities.

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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 530790.

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 which 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.

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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.

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

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