



Fully Fitted Café
STONEHAVEN OPEN AIR POOL
Queen Elizabeth Park, Stonehaven, AB39 2RD

- NIA: 89.92sq.m. (965sq.ft.) or thereby
- All inclusive rent. No utility or rates costs
- High Footfall Location

Contact Details
Telephone: 01467 469261
Email: estates@aberdeenshire.gov.uk
www.aberdeenshire.gov.uk/property

FOR LEASE

STONEHAVEN OPEN AIR POOL

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Location:

The café is part of the Stonehaven Open Air Pool facility with frontage to the pool area. The pool is located within the Queen Elizabeth Park which is a short distance to the north of Stonehaven town centre. Nearby occupiers include the Stonehaven Leisure Centre and The Bay Fish and Chip Shop. The facility is adjacent to a large free car park accessed from Beach Road. The approximate location is shown on the Location and Town plans.

Opportunity:

The property comprises a fully fitted café with kitchen/serving area and seating area within a pavilion adjacent to an open air swimming pool. An inventory of equipment is available on request. Shared staff and customer toilet facilities are available within the building. A licence to operate the café is offered on a seasonal basis running from April to April (Exact dates and times TBC). All utility costs associated with the running of the premises are borne by the landlord.

Accommodation:

The accommodation comprises: -

Café	84.91sq.m.	(914sq. ft.) or thereby
Store	4.71sq.m.	(51sq. ft.) or thereby
Total	89.62sq.m.	(965sq.ft) or thereby

The foregoing measurements have been calculated in accordance with the RICS Code of Measuring Practice (6th Edition).

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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. The rent is inclusive of all utility costs.

Energy Performance Certificate (EPC):

An EPC is available on request. The property has an EPC rating of Band G.

Council Tax Banding / Rating Information:

Business Rates

The rent is inclusive of business rates.

Rent:

Offers are invited.

VAT:

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

Lease Terms:

The property is offered by way of a licence to occupy for a season. No service charge is applicable.

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.

Date of Entry:

To be agreed upon conclusion of legal formalities.

Viewing Arrangement / Offers:

To view the property or for further information please contact:

Estates: 01467 469261,
estates@aberdeenshire.gov.uk

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 469261.

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.

Viewing Arrangements:

To arrange a viewing please contact:

Contact Details

Telephone: 01467 469261

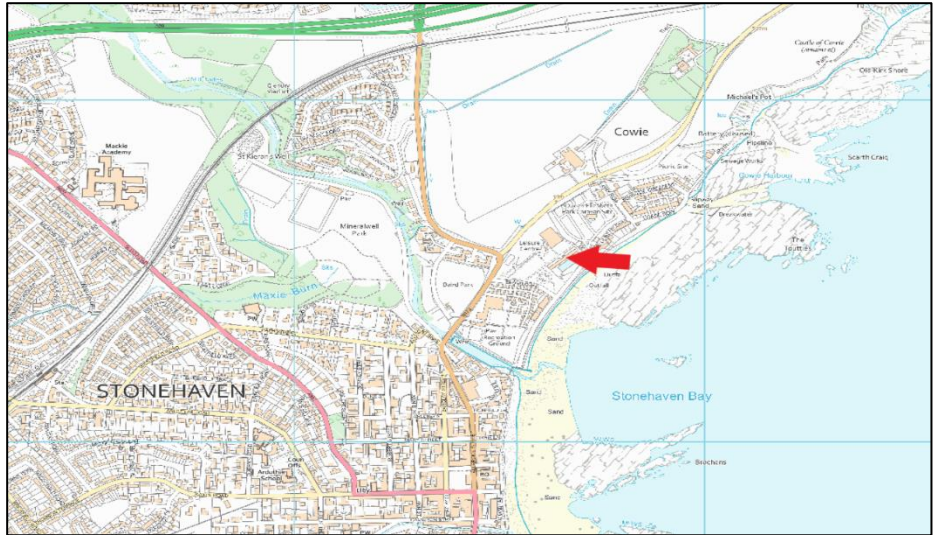
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Site Plan:



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.

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