



Workshop Unit
UNIT 14 MACDUFF
INDUSTRIAL ESTATE

Macduff, AB44 1GD

- Suitable for a variety of business uses, including light industry, general industrial, storage or distribution

Offers Over £4850 per annum

FOR LEASE

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



Location:

The unit is located within Macduff Industrial Estate to the east of Macduff town centre and may be approached from the A98 by way of Old Gamrie Road. Macduff is located on the Banff and Buchan coast just 2 miles East of the busy town of Banff and 47 miles North of Aberdeen.

Description:

The property comprises a single-story end terraced industrial workshop unit, suitable for a range of business uses, light industry general industrial, storage and distribution. Access to the unit is via a metal roller shutter door with separate pedestrian access.

There is space for car parking on the forecourt at the front of the unit, as well as within the communal car park. The property benefits from having a separate WC.



Accommodation:

The accommodation comprises of

Workshop: 68.4m² (736 ft²)

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 and electricity. Interested parties should satisfy themselves regarding the detail's whereabouts and capacity of services.

Energy Performance Certificate:

EPC: Band A

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Business Rates Information:

The property is currently listed in the valuation roll with adjoining units and will therefore require to be re-assessed for rating purposes. An estimate is available upon request.

The incoming tenant will be responsible for business rates but may qualify for partial relief through the Small Business Bonus Scheme. Further information is available via the Council's website:

<https://www.aberdeenshire.gov.uk/business/business-rates/>

Interested parties should seek advice or make their own enquiries with our Business Rates Team on business.rates@aberdeenshire.gov.uk

Planning:

The industrial unit is being offered for lease on the basis of uses falling within Classes 4, 5 & 6 of the Use Classes (Scotland) Order 1997. Interested parties should seek advice or make their own enquiries as to whether their intended use would fall within the definition of these Use Classes. Enquiries should be directed to Aberdeenshire Planning Team:

Email: planning@aberdeenshire.gov.uk

Tel: 01467 534333

Price:

Offers over £4850 per annum plus VAT are invited.

VAT:

All prices, rents and premiums quoted are exclusive of VAT.

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 or 3rd years subject to a penalty payment of 15% on one year's rent and with at least four months' prior written notice required. Consideration may be given to alternative lease terms.

Legal Costs:

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

Viewing Arrangements:

To arrange a viewing please contact:

UNIT 14 MACDUFF IND EST

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Date of Entry:

To be agreed upon conclusion of legal formalities.

Viewing Arrangements/Offers:

To view the property or for further information please contact:

Estates Admin: Tel: 01467 469261

Email: estates@aberdeenshire.gov.uk

Any persons who wish to submit an offer to lease the property should note their interest with the Estates Section, Aberdeenshire Council, Woodhill House, Westburn Road, 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.

Offers to lease must state the price and must be valid offers in the official tender envelope. Offers submitted otherwise than in accordance with the requirement in accordance with Scottish Law and submitted otherwise than in accordance with this requirement may not be considered.

Bidders should note that the Council is not bound to accept the highest or indeed any offer received.

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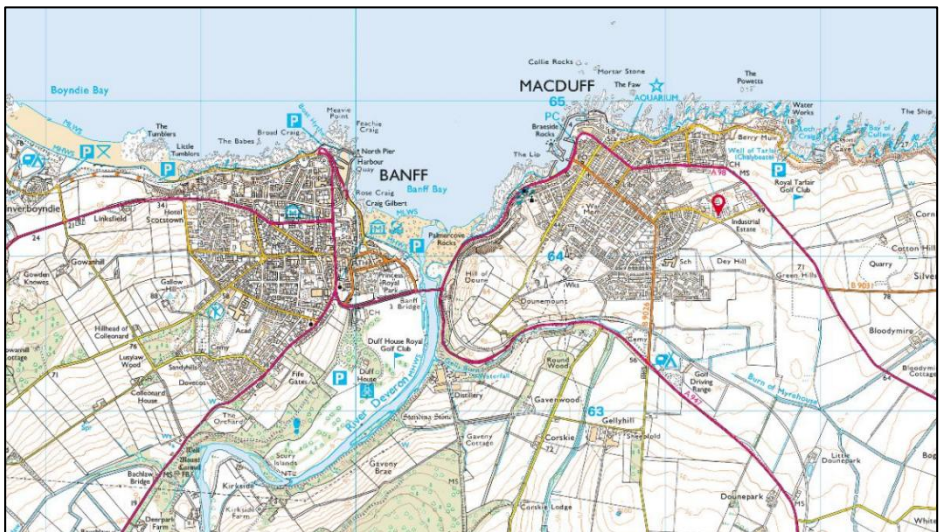
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Site Plan:



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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