



Serviced Industrial Site

RHYNIE INDUSTRIAL SITE

Site 1, Richmond Avenue, Rhynie, Near Huntly,
AB54 4HJ

Offers over £30,000

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

FOR SALE

Location:

The site is located within Rhynie Industrial Estate, just off the A97, and situated to the north of the village. Alford is 13 miles to the southeast and the busy town of Huntly is only 9 miles to the north.

Rhynie benefits from many local facilities including shops, medical centre, hotel/public house, and a primary school.

Extract plans are provided showing the location and approximate boundaries.

Description:

This is a large unsurfaced serviced site located on Rhynie Industrial Estate per site plan below.

Area:

Site: 0.229 hectare (0.57 acres) or thereby.

Council Tax Banding / Rating Information:

Grampian Valuation Joint Board has assessed the rateable value at £3,300 as at 1 st April 2023

Under the Small Business Bonus scheme this property may qualify for 100 % Business Rates relief if this is the only business premises occupied by the tenant. Further information may be obtained by contacting Aberdeenshire Council's Business Rates office on 01346 519622 or by emailing business.rates@aberdeenshire.gov.uk

As rates relief is calculated having regard to the cumulative rateable value of premises occupied by a business, interested parties should satisfy themselves as to their own Business Rates liability.

Price:

Offers over £30,000 are invited.

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Viewing Arrangements:

To view the property or for further information, please contact: Estates Admin. T: 01467 469261 E: estates@aberdeenshire.gov.uk

responsible for any registration dues and LBTT where applicable

Closing Date:

In the event of a closing date being set, all persons who have noted their interest in the property will be sent details of the closing date, together with detail of the Council's tender procedures that must be strictly adhered to. Offers must state a price and must be valid offers in Scottish Law and submitted in the official tender envelope. Offers 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.

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 purchaser being

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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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