



Industrial Unit

UNIT 9, DALES IND ESTATE

Peterhead, AB42 3JF

- Workshop unit on established industrial Estate
- Suitable for a variety of business uses including light industry, general industrial, storage or distribution

Offers over £9,750per annum

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

FOR LEASE

UNIT 9 DALES IND ESTATE

Peterhead, AB42 3JF

Location:

The unit is located within Dales Industrial Estate to the south of Peterhead town centre and maybe approached from the A90 by way of Damhead Way leading to Damhead Road. Peterhead is located on the Buchan coast some 30 miles north of Aberdeen. The A90 allows for easy access to Aberdeen to the south and Fraserburgh to the north.

Description:

The property comprises a single storey end terraced industrial workshop unit with separate office, suitable for a range of business uses, light industry, general industrial, storage or distribution. To the side and rear of the unit is a large, fenced, concreted yard area with gated vehicular access. Access to the unit is via a metal roller shutter door with separate pedestrian access, a roller shutter door also gives direct access to the yard from the unit.

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 office and WC.

Accommodation:

The accommodation comprises:

Workshop: 119.9m² (1291sq.ft)

Office: 19m² (205sq.ft)

Compound: 184m² (approx.)

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

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Energy Performance Certificate:

EPC Band D

Services:

The property is served with mains water, electricity, and drainage.

Interested parties should satisfy themselves regarding the detailed whereabouts and capacity of services.

Business Rates Information:

The premises are currently entered in the Valuation Roll with a Rateable Value of £9,100 effective from 1 April 2023. 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/businessrates/>

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

Planning:

This 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:

Buchan Area Planning Office

Buchan House, St Peter Street

Peterhead, AB42 1QF

Tel: 01467 534333

Email: planning@aberdeenshire.gov.uk

Price:

Offers in the region of £9,750 (+VAT) per annum 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.

Viewing Arrangements:

To arrange a viewing please contact:

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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 arrangements:

To view the property or for further information please contact:

Estates Admin

Tel: 01467 469261

Email: estates@aberdeenshire.gov.uk

Offers:

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

Tel: 01467 536116

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 accordance with 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.

Viewing Arrangements:

To arrange a viewing please contact:

