



WORKSHOP

Off Main Street, New Deer, AB53 6TB

- Storage and distribution use.
- Building G.I.A 80m² (861ft²) approx.

Offers over £1300 per annum

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

FOR LEASE

Location:

The workshop is located just in the centre of New Deer just off the Main Street and may be approached by Johnston Cottage Lane. New Deer is located just 17 miles west of Peterhead and 30 miles north of Aberdeen. There is also further pedestrian access via footpaths from Fordyce Avenue and The Crescent. Extract plans are provided showing the location and extent of the subject.

Description:

The property comprises a single storey workshop suitable for storage and distribution. The front of the property has two large sliding doors with separate pedestrian access. There is space for parking at the front of the workshop.

Accommodation:

The accommodation comprises of. Workshop: 80m² (861ft²) approx. The foregoing measurements have been calculated in accordance with the RICS Code of measuring Practice (6th Edition).

Services:

The property is served with electricity. Interested parties should satisfy themselves regarding the detail's whereabouts and capacity of services.

Energy Performance Certificate:

EPC rating A11.

Business Rates Information:

The premises are currently entered in the Valuation Roll with a rateable value of £1,150 with effective of 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/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:

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 £1300 (+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.

Legal Costs:

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

Date of Entry:

To be agreed upon conclusion of legal formalities.

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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.

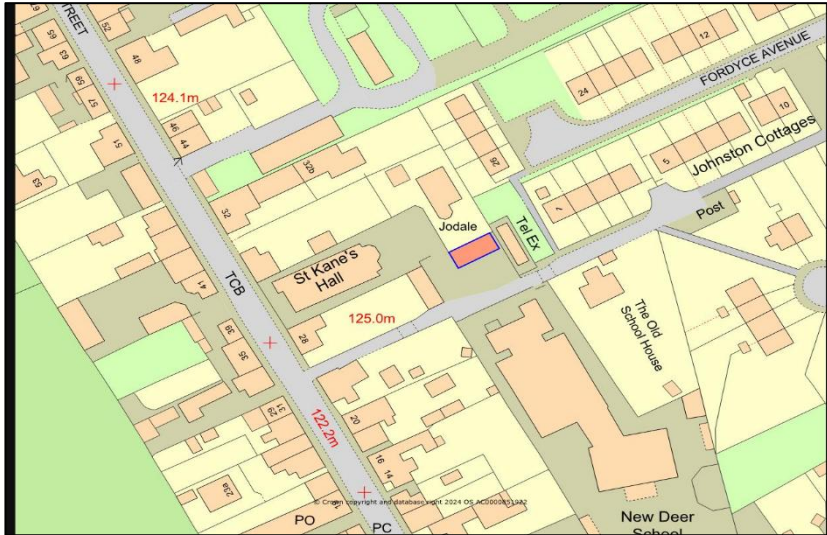


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Site Plan:



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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