



Industrial Unit & Yard
UNIT 5, ABOYNE
INDUSTRIAL ESTATE
LOW ROAD, ABOYNE, AB34 5GW

- Suitable Use Classes 4, 5 & 6

Passing Rent £11,500 per annum
Price

FOR LEASE

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

UNIT 5, ABOYNE IND EST

Low Road, Aboyne

Location:

The property is located within the established Aboyne Industrial Estate which is situated close to Aboyne Town Centre. Aboyne is situated approximately 30 miles west of Aberdeen on the A93 North Deeside Road. The approximate location is shown on the Location, Town and Site plans.

Description:

The property comprises a single storey mid-terraced industrial unit with an office to the front. There is a small, enclosed compound area to the rear of the property. There is no vehicle access to the yard area.

The property has blockwork walls rendered externally with an insulated profiled clad roof. Vehicular access is via a steel roller shutter door.

There is no exclusive parking with the unit and the apron and parking areas are common to all units.

Accommodation:

The accommodation comprises: Workshop 119.84 sq.m. (1290 sq. ft.) or thereby. Office area: 19.51 sq.m (210 sq.ft). Compound Area: 59 sq.m (635 sq.ft) The foregoing measurements have been calculated in accordance with the RICS Code of Measuring Practice (6th Edition).

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.

Energy Performance Certificate (EPC):

An EPC is available on request. The property is Band C.

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Council Tax Banding / Rating Information:

Business rates: The Valuation Roll shows a rateable value for the property of £8,400 with effect from 1 April 2017. The incoming tenant will be responsible for business rates but may qualify for relief through the Small Business Bonus Scheme. Further information is available on 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 01346 415824 or business.rates@aberdeenshire.gov.uk.

Planning:

The industrial unit is being offered for lease on the basis of uses falling within Class 4, 5 & 6 of the Use Classes (Scotland) Order 1997, however interested parties should seek advice or make their own enquiries as to whether their intended use would fall within the definition of this class.

Rent:

Rent £11,500 per annum. VAT: All prices, rents and premiums quoted are exclusive of VAT. VAT will be payable on the rent.

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 and 3rd years, subject to a penalty payment of 15% of the annual rent. 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 Arrangements:

To arrange a viewing please contact:

Contact Details

Telephone 01467 469261

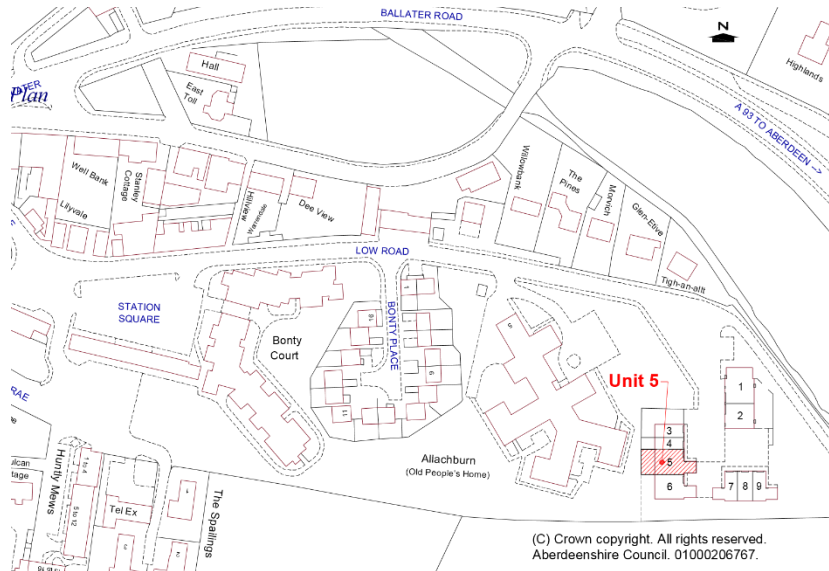
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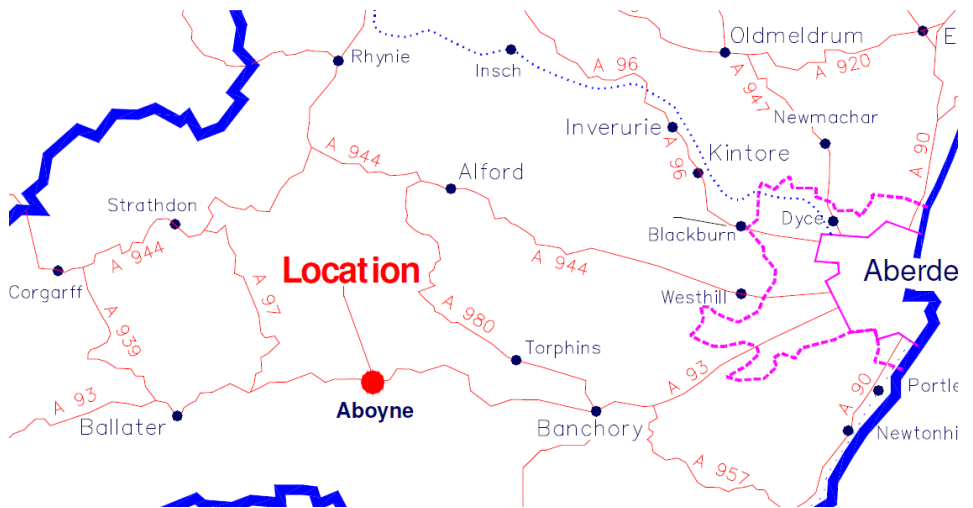
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Site Plan:



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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