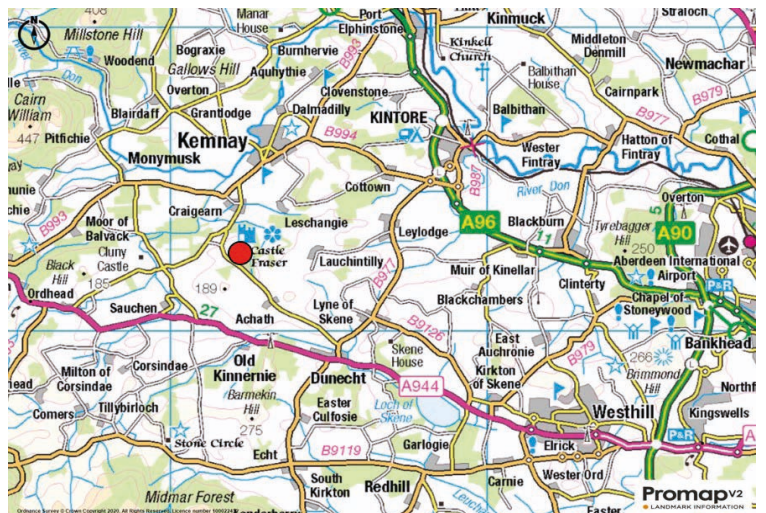




## Stable Offices, Castle Fraser, Sauchen, Inverurie, AB51 7LD

- Stable Office NIA: 54.7 sq.m (588 sq.ft)
- Steading Offices NIA — From 9.29 sq.m (100 sq.ft) to 170.4 sq.m (1,834 sq.ft) approx.
- Good allocation of car parking
- Beautiful surroundings
- Immediate entry
- Flexible lease terms







## LOCATION

The subjects are situated within the grounds of the 15th Century built Castle Fraser which is located on the B977, 3 miles south of Kemnay and 3.5 miles north west of Dunecht, Aberdeenshire. The property sits close to the castle itself within the beautiful 300 acres of landscaped grounds and while having tranquil surroundings it benefits from good transportation links and is within easy access of Aberdeen City Centre which lies c.16 miles east of the estate.

An exact location of the property is highlighted on the plan overleaf.

## DESCRIPTION

The subjects comprise a converted steading and stable building providing a mix of open plan and cellular office accommodation with car parking to the front.

The converted stable building comprises a semi-detached single storey traditional stone building of granite construction surmounted by a pitched slate roof. The windows and entrance door are timber frame and double glazed. Internally the offices have timber floors with carpet floor coverings, painted plaster walls and ceilings with fluorescent strip lighting and oil-fired central heating.

The converted steading buildings comprise a single storey traditional stone building of granite construction surmounted by a pitched slate roof. The windows are timber single glazed sash and case while there is a timber entrance door. Internally the offices have carpet floor coverings, painted walls and ceilings with fluorescent strip lighting and a mix of electric panel and oil-fired central heating.

To the front of the offices is courtyard provides approximately 15 car park spaces.

## FLOOR AREAS

We calculate the following approximate Net Internal floor areas (NIA), in accordance with the RICS Code of Measuring Practice (6th Edition) as follows:

	Sq. m.	Sq. ft.
The Stable Building	54.7	588
Steeding Building	170.4	1,834

Office suites are available within the Steading Building from c. 9.29 sq.m (100 sq.ft.).

## RATING

The Stable Building is entered in the current Valuation Roll with a Rateable Value of £3,700.

The incoming occupier will have the right to appeal this assessment. The Steading Building will need to be re-assessed on occupation.

The current rate poundage for 2020/2021 is 49.8p in the £.

## LEASE TERMS

The subjects are available on the basis of a new Internal Repairing and Insuring lease subject to a Service Charge for common repairs, electricity and oil heating on terms to be agreed. Any medium or long term lease will incorporate periodic rent reviews. Short term leases will also be considered.

## RENT

On application

## V.A.T

All rents and premiums quoted are exclusive of any VAT that may be applicable.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

On application

## ENTRY

Immediate, upon completion of legal formalities.

## LEGAL COSTS

Each party will bear their own legal costs incurred in the transaction. The ingoing tenant(s) will be responsible for any Land and Buildings Transaction Tax (LBTT) and Registration Dues, as appropriate.

## VIEWINGS & OFFERS

By prior arrangement with the sole agents, to whom all formal offers should be submitted in Scottish legal form.

To arrange a viewing please contact:



**Euan Rolland**

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07825 875303



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## ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and/or detailed financial and corporate information will be required before any transaction can conclude

## IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
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6. Date of Publication: November 2020