

TO LET



Office

Deeside Activity Park, Aboyne, AB34 5BD

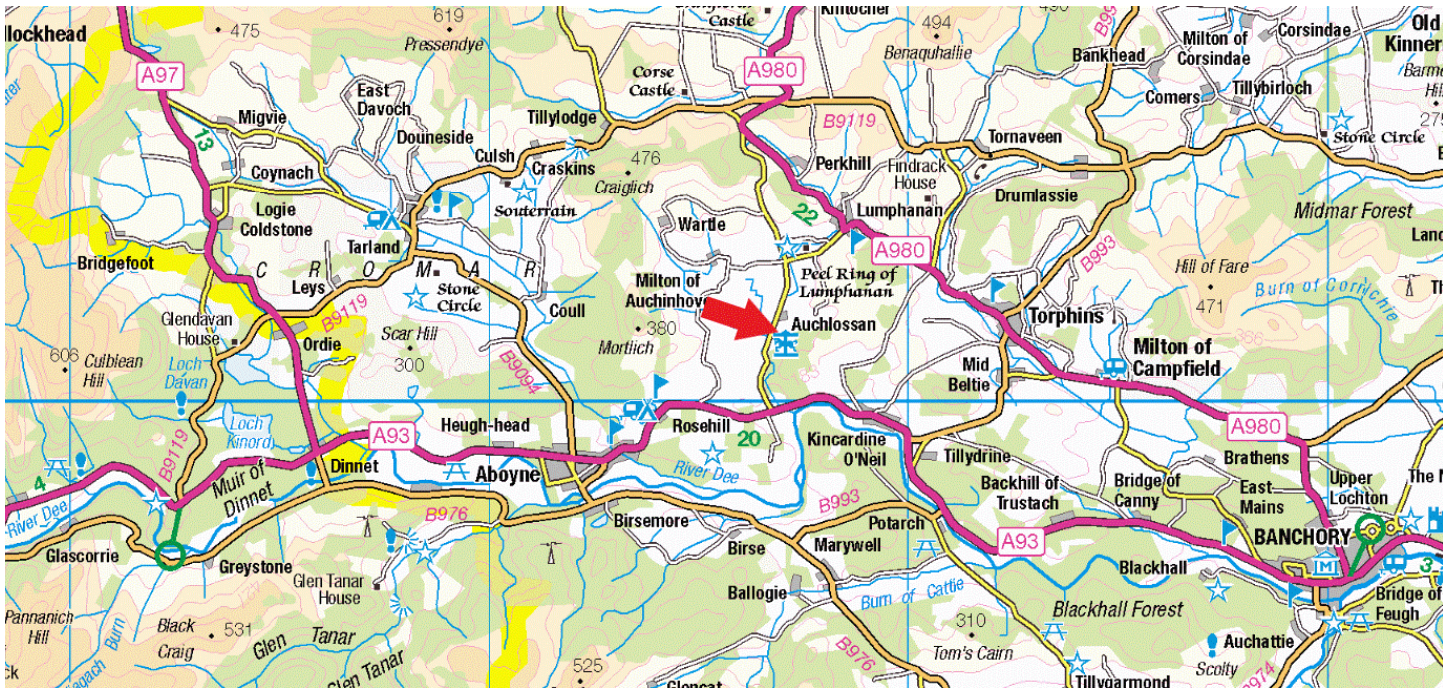
63.12 sq m (680 sq ft)

- Established Business Location
- Beautiful Surroundings
- Ample Free Car Parking
- £9,000 per annum



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LOCATION

The subjects are located within the Deeside Activity Park which is situated within a predominantly rural area approximated 3 miles to the north-east of Aboyne and 10 miles to the west of Banchory.

The available unit is situated in a prominent location at the entrance to the Park.

Other commercial occupiers within the development include Norvite Farm and Country, Lostloch Spirits and Angus & Oink.

The exact location can be seen on the above plan.

DESCRIPTION

The Deeside Activity Park is an outdoor activity park offering activities such as clay pigeon shooting, go-karting and fishing. In addition there are a number of commercial occupiers located within the Park including a restaurant and farm shop.

The subjects comprise a single storey office building of timber construction and tiled pitched roof. Internally the accommodation has been split into two wings with a communal toilet and tea prep area in the middle. Heating and hot water is via a pellet fed biomass boiler with the cost re-charged to the tenants.

Externally there is ample free parking to the front of the building.

FLOOR AREAS

The subjects provide the following net internal floor areas, measured in accordance with the RICS Code of Measuring Practice (Sixth Edition)

Ground Floor 63.12 sq m (680 sq ft)

RENT

£9,000 per annum.

VAT

Any rent quoted is exclusive of VAT which may be applicable.

RATING ASSESSMENT

The valuation role shows a rateable value of £4,200 with effect from 1st April 2023.

The Uniform Business Rate for the year 2023/2024 is 49.8p in the £. Water and waste water rates are also payable.

The ingoing occupier may qualify for 100% relief through the Small Business Bonus Scheme.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of TBC.

Full documentation is available upon request.

ENTRY

On conclusion of all legalities.

LEGAL COSTS

Each party to bear their own costs in relation to the transaction. The ingoing occupier will be responsible for payment of LBTT and registration dues if applicable.

OFFERS / VIEWING

All offers should be submitted in writing to the sole agents who will also make arrangements to view.

Contact

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