



CAFE **ADEN COUNTRY PARK**

Mintlaw, Peterhead, AB42 5FQ

- Located within a busy country park
- Excellent business opportunity

Offers over £8,000 per annum

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

FOR LEASE

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Location:

Aden Country Park is located on the outskirts of Mintlaw, 10 miles west of Peterhead and 13 miles north of Ellon, set within 230 acres of the former policy grounds of the Aden Estate, which attracts around 250,000 visitors per annum.

The café is an important and integral part of Aden. It is located within the heritage centre, comprising the former home farmstead buildings, which house the award-winning Aberdeenshire Farming Museum. The heritage centre is the central hub of Aden Country Park, an idyllic and charming C shaped building with associated courtyard. Other facilities within this focal point include the Aden Craft & Gift shop, Aden Theatre, Coach House Visitor Centre and Staff Offices. Visitors to the café have use of Aden Country Park's parking areas and wider park space.

Aden Country Park is a popular and well-established visitor destination drawing guests from both the local area and further afield. The park features several notable historic and archaeological attractions including Hareshowe farm, a neolithic site, ice house and late 19th & 20th Century trenches. The park provides amenity space and a variety of recreational facilities. These include arboretums, a carers and sensory garden, children's play area, designated barbeque and picnic areas, dog agility and exercise zone, a horse arena, fairy wood and an outdoor gym.

Aden Park also incorporates several facilities belonging to the wider Aden Estate including a caravan and camping site, allotments and lodges each attracting its own visitors to the park.

Description:

The ground floor café is a well decorated, modern and inviting space for visitors. It comprises a galley kitchen, servery, seating area and ladies & gents toilets. With additional seating upstairs the café caters for up to 60 covers.

The inventory includes the cooker, fridges, freezers, dishwasher and a number of other items as detailed on the attached schedule.

The café has a solid stone floor with vinyl tile coverings. The walls are lined with timber panelling to dado height and painted stone above.

The café benefits from two large arched openings: one infilled with a timber framed window and the other fitted with timber framed glazing incorporating a glass access door. The ceiling is plastered and painted with timber beams adding charm and character to the space.

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TUPE:

Prospective tenants should note that up to two members of staff (one full time and one part time) may be subject to transfer under the Transfer of Undertakings (Protection of Employment) Regulations (TUPE) as part of the lease transaction. Further details will be made available to parties who have noted their interest, subject to appropriate confidentiality arrangements.

Accommodation:

The café area comprises:

Ground floor:

Kitchen: 2.10m x 5.66m (max)

Servery / seating area: 4.95m x 10.07m (max)

Ladies and gents toilets

Mezzanine floor:

Seating area: 4.8m x 10.05m (max)

Services:

The premises benefit from a mains electricity supply, mains water and drainage is to a septic tank which is maintained by Aberdeenshire Council. Interested parties should satisfy themselves regarding the detailed whereabouts and capacity of services.

Fixtures & Fittings:

Fixtures and fittings are included and will be taken over in their present condition at the date of entry.

Please note that the serviceability and working condition of any of these items is not guaranteed.

It should be noted that the use of deep fat fryers is not permitted on the premises owing to the limitations of the ventilation and air extraction system.

Energy Performance Certificate (EPC):

A copy of the EPC is available on request.

Rating Information:

The premises are currently entered in the Valuation Roll with a Rateable Value of £7,300 effective of 1 April 2026.

The Uniform Business Rate for 2026/2027 is 48.1 p in the pound. An incoming tenant may qualify for 100% rates relief under the Small Business Bonus Scheme. Further information is available on the Council's website -

<https://www.aberdeenshire.gov.uk/business/business-rates/reductions-and-relief-schemes/>

Planning:

The café is being offered for lease on the basis of uses falling within Class 3 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.

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Price:

Offers over £8,000 per annum.

VAT:

All prices, rents and premiums quoted are exclusive of VAT. The property is not opted to VAT so VAT is not payable on rent.

Lease Terms:

Aberdeenshire Council is seeking to lease the property for a period of six year on internal repairing and insuring terms, incorporating a rent review after the third year. There will be options for the tenant to terminate the lease on expiry of the 1st, 2nd and 3rd years, subject to a penalty payment equivalent to 15% of the annual rental.

The current operating hours are:

Summer

Monday to Friday 9am – 4pm

Saturday's and Sunday's 9.30am – 4pm

Winter

Wednesday to Sunday 10am – 3.30pm (closed over Christmas and New Year)

The Council's preference would be for the current operating hours to be retained under the new operator. However, we would be willing to discuss this further as part of the negotiations.

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/Offers:

Estates Admin

Telephone: 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 Manager, Aberdeenshire Council, Woodhill House, Westburn Road, Aberdeen, AB16 5GB or 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.

All offers should be submitted in Scottish Legal Form. The Council is not bound to accept the highest or indeed any offer.

Contact Details

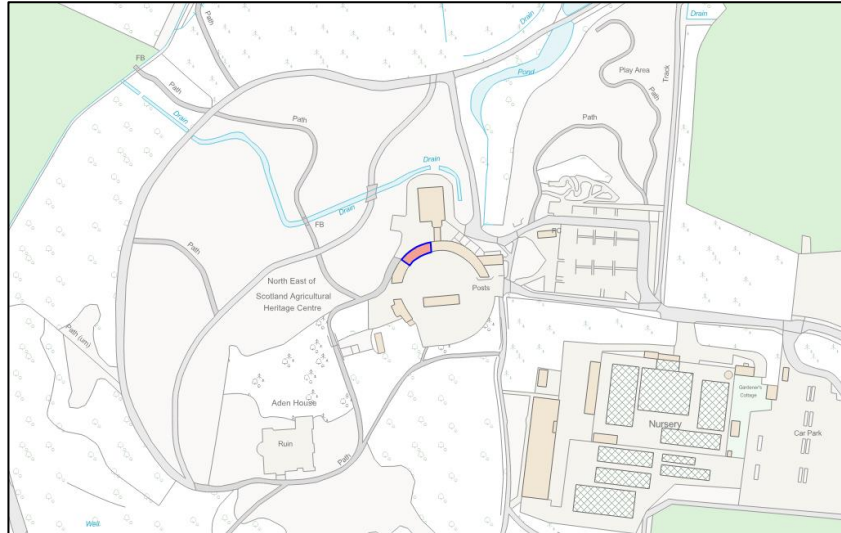
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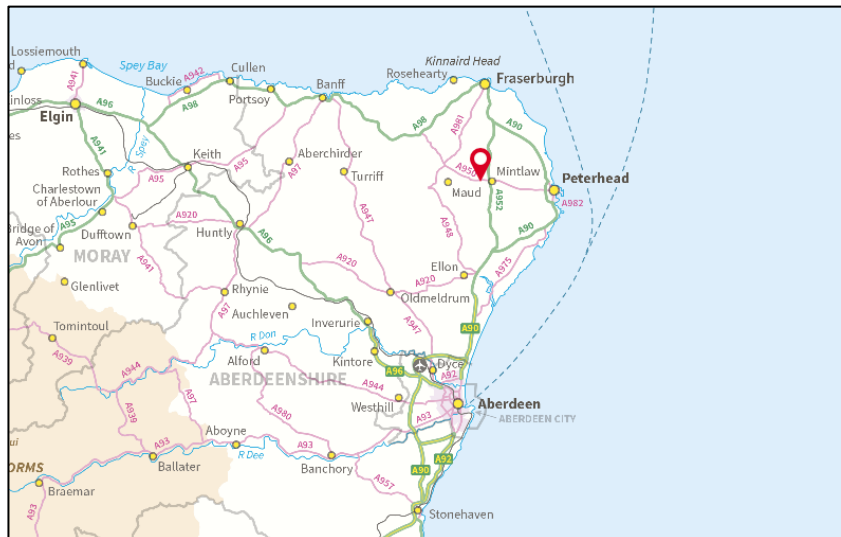
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Site Plan:



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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