Aberdeenshire COUNCIL



FOOD PROCESSING UNIT

Burghmuir Circle, Blackhall Industrial Estate,
Inverurie, Aberdeenshire, AB51 4FS

- GIA 861.5 sq.m. (9,273 sq.ft.) or thereby
- Site Area 0.445 Ha (1.10 acres)
- Flexible Terms

Rent £75,000 per annum

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

FOR LEASE

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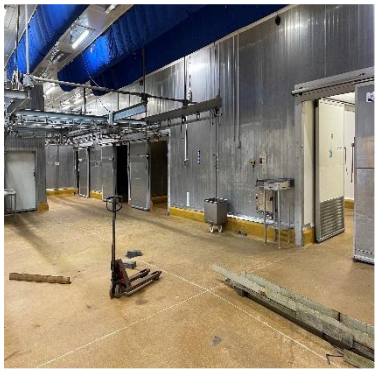

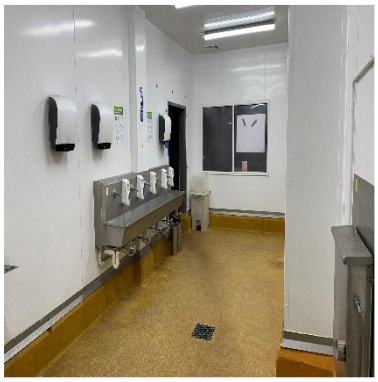

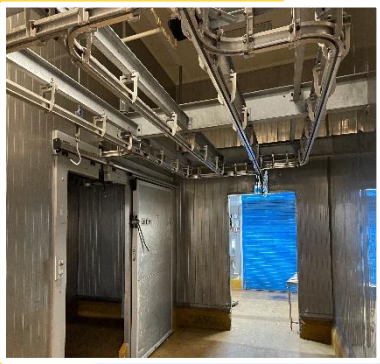

Location:

The property occupies a prominent site on the corner of Burghmuir Circle and Burghmuir Way within Blackhall Industrial Estate, Inverurie. The estate is home to a diverse variety of businesses and neighbouring occupiers include Morrisons supermarket, Screwfix, I&K Motors, William Wilson, Busy Bees Pre-school Nursery & Donview Veterinary Centre. The estate lies very close to the A96 Aberdeen-Inverness trunk road and around 1 mile west of Inverurie town centre.

Description:

The property comprises a detached food processing unit fitted out for the handling of animal carcasses but believed suitable for alternative uses. The building was erected in 1993 and is of steel portal frame construction with insulated pressed steel-clad walls and roof and a reinforced concrete floor slab incorporating drainage. There are 3 trailer tailgate height loading bays with electrically operated roller doors.

Production areas have wash down wall and ceiling panelling, linoleum covered floors, cooling plant and a ceiling height of 4.2 m. There are 4 large chill rooms situated between the production and loading bay areas. Office, canteen and toilet facilities are situated to the front of the building.

There is a 32-space tarmac staff car park accessed from Burghmuir Circle and a concrete yard at the rear which is surrounded by a galvanised steel palisade security fence with double gate access from both Burghmuir Circle and Burghmuir Way. A wash bay with interceptor is situated at the rear of the yard.

Accommodation:

The following accommodation is provided, measured on a gross internal basis:

Front office/welfare areas: 266.4 sq m (2,887 sq ft)

Production/chill/loading areas: 595.1 sq m (6,406 sq ft)

Total site area: 0.445 Ha (1.10 acres)

Secure yard: Concrete 1,410 sq m (15,177 sq ft)

Hardcore 690 sq m (7,427 sq ft)

The foregoing measurements have been calculated in accordance with the RICS Code of Measuring Practice (6th Edition).

Services:

The property is served with mains electricity and water and drainage is to the public sewer. Interested parties should satisfy themselves regarding the detailed whereabouts and capacity of services.

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Energy Performance Certificate (EPC):

The property has an EPC rating of Band D

Rating:

Rateable Value: £85,500

The Uniform Business Rate for the year 2026/2027 is 53.5p in the £.

The incoming tenant will be responsible for business rates. An ingoing tenant may qualify for Fresh Start Relief. Further information is available on 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 property previously traded as a food processing unit but is considered suitable for alternative uses. Interested parties should seek advice or make their own enquiries as to whether their intended use would be acceptable. Enquirers should contact Aberdeenshire Planning Team:

Email: planning@aberdeenshire.gov.uk

Tel: 01467 534333

Rent:

The property is available to lease at a rent of £75,000 per annum.

VAT:

The property is opted to tax and VAT will be payable on the rent.

Lease Terms:

Aberdeenshire Council is seeking to lease the property for a minimum period of six years on full repairing and insuring terms, incorporating three yearly rent reviews.

Legal Costs:

In the usual manner, the ingoing tenant will pay the landlord's reasonably incurred legal expenses as well as registration dues and LBTT.

Date of Entry:

Immediate, upon conclusion of legal formalities.

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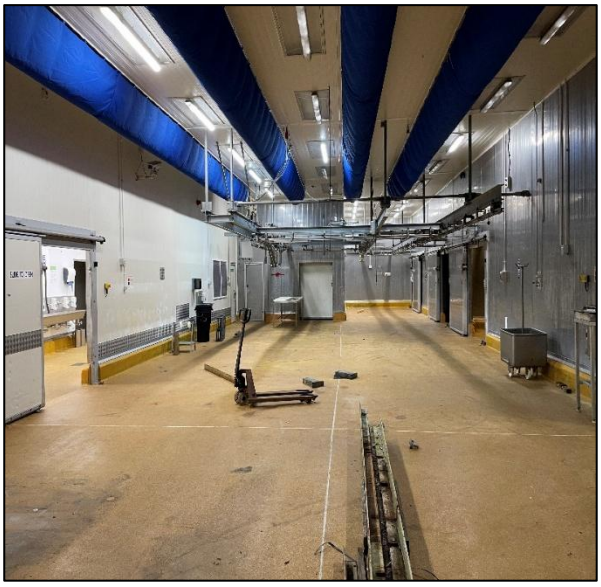
Viewing Arrangements/Offers:

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, Aberdeen AB16 5GB or Tel: 01467 469261. In the event of a closing date being 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.



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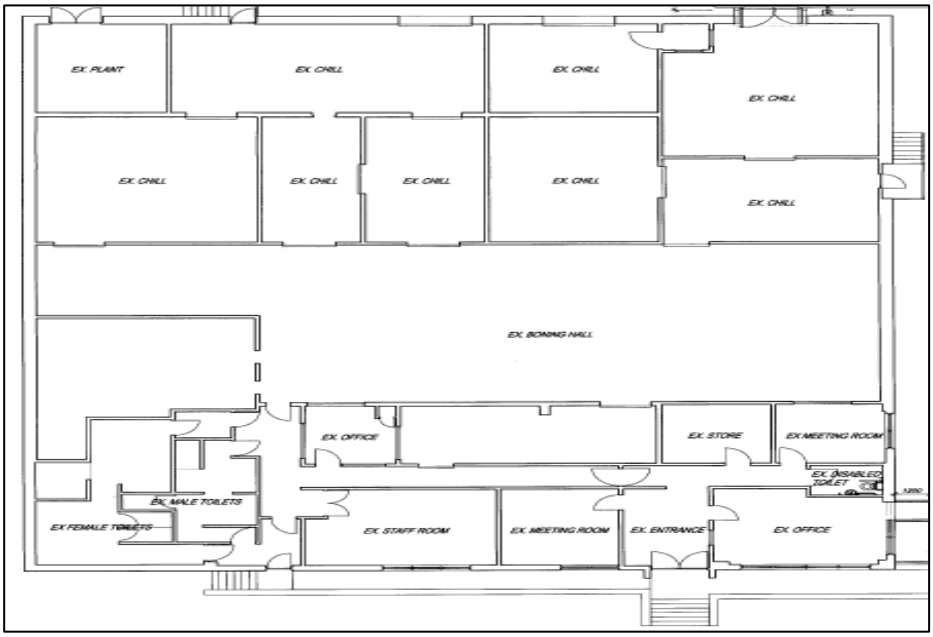
Location Plan:



Layout 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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