Aberdeenshire COUNCIL

Industrial Unit

UNIT A MEADOW ROAD

Cuminestown Industrial Estate, AB53 5ZB

- Available July 2026
- GIA – 58.0 sq.m (625 sq.ft)

RENT: £4,800 PER ANNUM

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

FOR LEASE

UNIT A MEADOW ROAD

Cuminestown Industrial Estate, AB53 5ZB

Location:

The property is located within the village of Cuminestown which lies approximately 6 miles east of Turriff and around 34 miles north of Aberdeen. Cuminestown offers a range of local amenities, including a convenience store, community hall, and primary school. Additional services and facilities can be found in Turriff including healthcare provision, leisure facilities, a supermarket, various local shops, and a secondary school (Turriff Academy).

Unit A is located within Cumines

town Industrial Estate, on the eastern side of the village and is accessed via B9027. The Estate supports a range of commercial enterprises.

Description:

The property comprises a semi-detached industrial unit of concrete block construction with a pitched roof and concrete floor. Vehicular access is via a manually operated roller shutter door with separate pedestrian access. Parking is available in the common forecourt area to the front of the unit whilst there is a secure yard to the rear with 6ft high perimeter fence which is accessed via the rear personnel door or external personnel gate.

Accommodation:

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

Warehouse/Workshop with vestibule & WC: 58.0 sq m (625 sq ft)

Yard: 36 sqm

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

Services:

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

Energy Performance Certificate: (EPC)

The unit has an EPC rating of Band E and is available on request.

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Rating Information:

Following Revaluation on 01 April 2026, the premises are entered in the Valuation Roll as follows:

Rateable Value £2,400

The Uniform Business Rate for 2026/2027 is 48.1 p in the £.

An ingoing 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 unit is being offered for lease on the basis of uses falling within Classes 4, 5 & 6 of the Schedule to the Use Classes (Scotland) Order 1997 (light industrial, general industrial and storage & distribution). Interested parties should seek advice or make their own enquiries as to whether their intended use would fall within the definition of these classes.

Enquiries should be directed to:

Telephone: 01467 534333

Email: planning@aberdeenshire.gov.uk

Rent:

£4,800 per annum.

VAT:

All prices, rents and premiums quoted are exclusive of VAT. The property is not opted to tax so no VAT will be payable on the 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.

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:

From July 2026 and upon conclusion of legal formalities.

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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.

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Location Plan:

Town Plan:

Site 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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