Aberdeenshire COUNCIL



Industrial Unit

UNIT C BLACKHOUSE INDUSTRIAL ESTATE

Peterhead, Aberdeenshire, AB42 1BN

- Workshop - 637 sq.ft (59.18sq.m)
- Yard – 1313 s.ft. (122sq.m)

RENT: £6,100 Per Annum

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

FOR LEASE

UNIT C BLACKHOUSE INDUSTRIAL ESTATE

Peterhead, AB42 1BN

Location:

The property is situated within Blackhouse Industrial Estate to the north west of Peterhead Town centre, a short distance from the A90 Aberdeen to Fraserburgh trunk road. Peterhead is a bustling fishing town which benefits from employment opportunities across a number of sectors including fishing, oil and gas, manufacturing, food processing and the services industries. The town is well served by a range of amenities such as primary schools, secondary school, leisure facilities, museums, local shops and selection of supermarkets.

Unit C is located within Blackhouse Industrial Estate. The Estate is accessed via North Road (A982) and supports a range of commercial enterprises.

Description:

The property comprises an end of terrace industrial unit of concrete block construction with a pitched roof and concrete floor. Vehicular access is via a roller shutter door and a separate timber door provides personnel access. Parking is available in the common forecourt area to the front of the unit while there is a secure yard to the rear with 6ft high perimeter fencing. The yard is accessed via the rear personnel door or external vehicular gates.

Accommodation:

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

Workshop	59.18sq.m.	(637 sq.ft.)
Yard	122sq.m.	(1313 sq.ft)

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 D and is available on request.

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Rating Information:

The Rateable Value is £3,300 effective from 01/04/2026.

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

The incoming tenant will be responsible for business rates but may qualify for relief through the Small Business Bonus Scheme. Further information is available on the Council's website: https://www.aberdeenshire.gov.uk/business/business-rates/contact-business-rates.

Interested parties should seek advice or make their own enquiries with our business rates team on 01346 415824 or business.rates@aberdeenshire.gov.uk.

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 direct to:

Telephone: 01467 534333

Email: planning@aberdeenshire.gov.uk

Price:

£6,100 per annum.

VAT:

All prices, rents and premiums quoted are exclusive of VAT. VAT will be payable on rent.

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Lease Terms:

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

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:

Contact Estates:

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, 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.

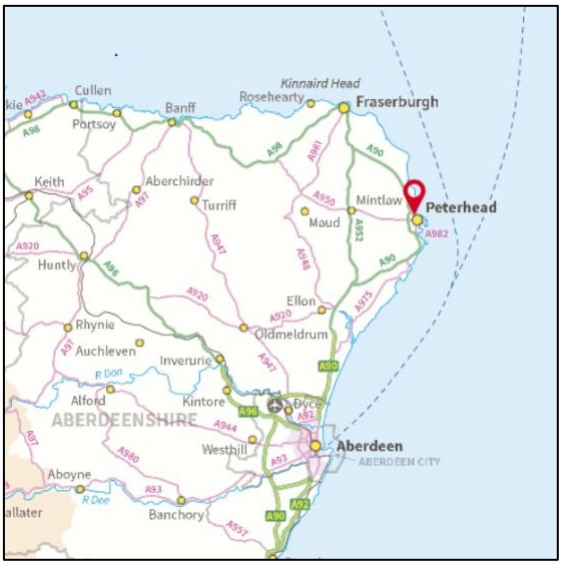
Viewing Arrangements:
To arrange a viewing please contact:

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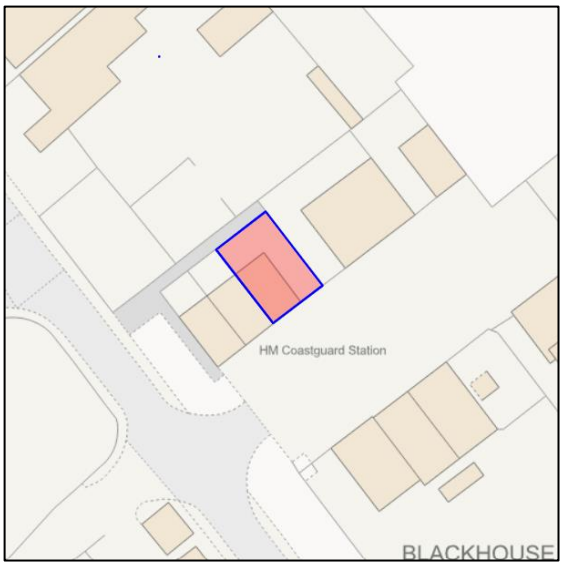
Location Plan:



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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