Aberdeenshire COUNCIL



UNIT 4, STATION SQUARE, ABOYNE, AB34 5HX

- Unit extending to c. 24.82 sq m (267 sq ft)
- Class 1A (Retail) Use
- Available Immediately

Rent - £4,700 per annum

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

FOR LEASE

UNIT 4, STATION SQUARE

Aboyne, AB34 5HX





Location:

The property is prominently located within Station Square in the heart of Aboyne, one of Royal Deeside's principal towns. Aboyne lies approximately 26 miles west of Aberdeen and is readily accessible from the A93 (North Deeside Road / Ballater Road), serving a broad rural catchment that extends throughout Deeside and the surrounding communities.

The town benefits from a vibrant local economy, supported by a mix of independent retailers, cafés, professional services and tourism-related businesses. Station Square benefits from excellent accessibility, ample customer parking and regular footfall, making it an attractive trading location for a range of retail and business uses.

Neighbouring occupiers include **Monkey Business, Deeside Law, Spider on a Bicycle, Aimee Christina Hair, Woodside Vet Group, Shah's Fish & Chips, Mr Konesha's Barber, John Troup Butchers, Deeside Refill, Deeside Creation** and **HolidayMakers**.

Description:

The property comprises a single story, mid-terraced retail unit forming part of the imposing Station Square development, a Category C listed former railway station building constructed of coursed granite with a pitched slate roof with traditional timber-framed windows.

The development benefits from communal parking facilities located to both the front and rear of the property.

Internally, the accommodation comprises a bright, open-plan retail area together with a small anteroom which provides access to a WC.

Accommodation:

The area has been calculated in accordance with the RICS Code of Measuring Practice (6th Edition) and extends to:

	sq m	sq ft
Unit 4	24.82	267

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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. No service charge is applicable.

Date of Entry:

To be agreed upon conclusion of legal formalities.

Rent:

£4,700 per annum, exclusive of VAT.

Business Rates:

The property has a Rateable Value of £3,600, effective 1st April 2026.

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

An ingoing tenant may qualify for business rate reductions and relief schemes. An ingoing tenant needs to confirm their eligibility directly and more information is available on the Council's website: https://www.aberdeenshire.gov.uk/business/business-rates

VAT:

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

Energy Performance Certificate (EPC):

G (208).

Planning:

The subjects are available for occupation for uses falling within Class 1A of the Use Classes (Scotland) Order 1997, covering a range of retail, financial and professional service uses.

Interested parties should make their own enquiries to confirm that their proposed use is compliant with the relevant planning use class requirements.

Legal Costs:

The ingoing tenant will pay the Landlord's reasonably incurred legal expenses, as well as any applicable LBTT and registrations dues.

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Viewing &Further Information:

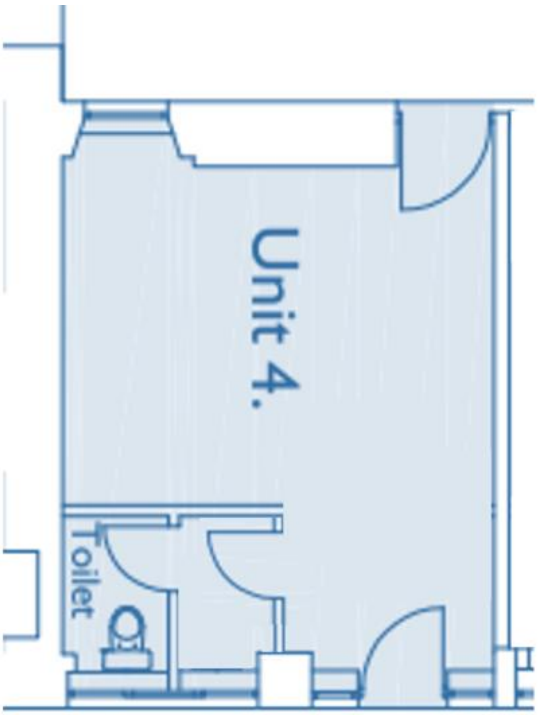
To view the property or for further information, please contact:

01467 469261 / 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.

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.

Floor Plan:



Indicative use only

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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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