Aberdeenshire COUNCIL

Industrial Unit

UNIT 16 SPURRYHILLOCK INDUSTRIAL ESTATE

Broomhill Road, Stonehaven

Workshop

- GIA: 70.51 sq.m. (759 sq.ft.) or thereby
- Flexible Lease
- Established Business Location

Passing Rent: £9,600 p.a.

Viewing Arrangement:
To view the property or for further information please contact:
Ian Greenshields
Telephone: 01224 607550
Email: info@monkeybarstore.co.uk

FOR LEASE

UNIT 16 SPURRYHILLOCK INDUSTRIAL ESTATE

Broomhill Road, Stonehaven

Location:

The property is located within Spurryhillock Industrial Estate, Broomhill Road, Stonehaven, a short distance east of the Aberdeen to Dundee trunk road and close to the Aberdeen Western Peripheral Route. Stonehaven is a popular town located approximately 16 miles south of Aberdeen and is well served with rail and road transport links. The approximate location is shown on the Location, Town and Site plans.

Description:

The property comprises a workshop unit with concrete block walls and floor. The roof is pitched with insulated profile sheet cladding and translucent roof lights. Vehicular access is provided by a steel roller shutter door; a separate pedestrian door provides personnel access. Common car parking is available at the front and side of the property. The unit has a washbasin and WC facility, fluorescent strip lighting and 3 phase power.

Accommodation:

The accommodation comprises:

Workshop	44.31 sq.m.	(477 sq. ft.) or thereby
Office	26.20 sq m	(282 sq ft)
Total	70.51 sq m	(759 sq ft)

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

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Services:

We understand the property is served with mains water, electricity and drainage However, interested parties should satisfy themselves regarding the detailed whereabouts and capacity of services.

Energy Performance Certificate (EPC):

An EPC is available on request. The property has an EPC rating of Band B.

Council Tax/Rating Information:

The Valuation Roll shows a rateable value for the property of £7,500 with effect from 1st April 2023.

The Uniform Business Rate (UBR) for the year 2026/2027 is 48.1p in the pound. A tenant may qualify for rates relief under the Small Business Bonus Scheme.

Planning:

The industrial unit is being offered for lease on the basis of uses falling within Class 4, 5 & 6 of the Use Classes (Scotland) Order 1997, however interested parties should seek advice or make their own enquiries as to whether their intended use would fall within the definition of this class.

Passing Rent:

Passing rent £9,600 per annum.

VAT:

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

Lease Terms:

The property is currently leases until 31st October 2030 at a passing rent of £9,600 per annum. The tenant is looking to assign or sub-let their interest.

Alternatively, Aberdeenshire Council may consider a new 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.

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.

UNIT 16 SPURRYHILLOCK INDUSTRIAL ESTATE

Broomhill Road, Stonehaven

Date of Entry:

To be agreed upon conclusion of legal formalities.

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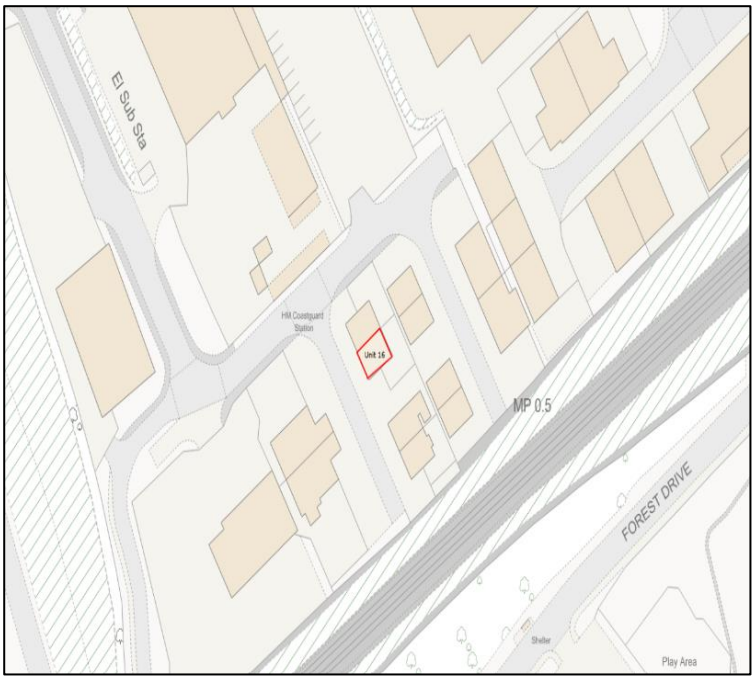
info@monkeybarstore.co.uk

Any persons who wish to submit an offer to lease the property on the basis of a new lease 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.

Site Plan:

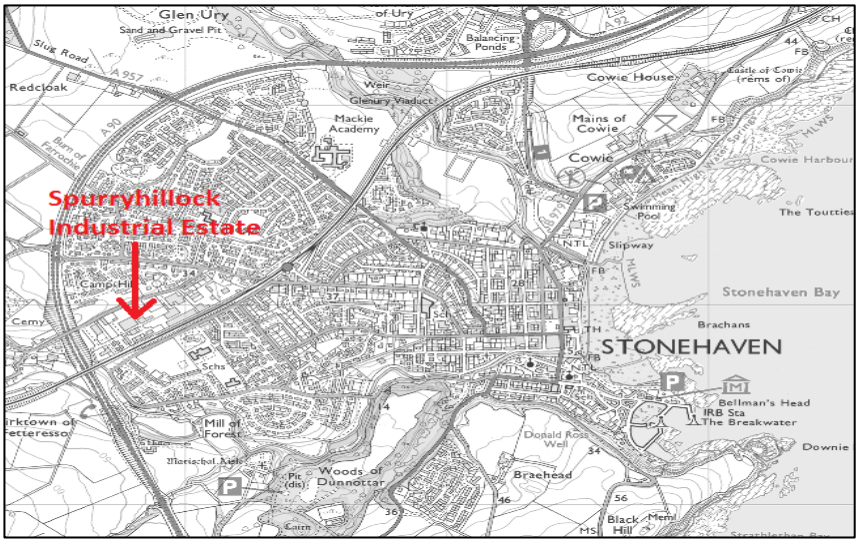


UNIT 16 SPURRYHILLOCK INDUSTRIAL ESTATE

Broomhill Road, Stonehaven

Location Plan:

Town 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.

Date of publication: September 2026