



Industrial Unit

UNIT 8 CHAPEL ROAD

Cuminestown Industrial Estate, AB53 5ZB

Available September 2026

- Workshop – 56.2 sqm (605 sqft)
- Office – 2.8 sqm (30 sqft)

Rent: £4,700 per annum

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

FOR LEASE

UNIT 8 CHAPEL 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, which provides healthcare provision, leisure facilities, a supermarket, various local shops, and a secondary school (Turriff Academy).

Unit 8 is located within Cuminestown Industrial Estate, to the east side of the village and is accessed via B9027. The Estate supports a range of commercial enterprises.

Description:

The subjects comprise a semi-detached industrial unit of concrete block construction with 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.

Accommodation:

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

Warehouse/Workshop & toilet: 56.2sqm (605sq ft)

Office: 2.8sqm (30sq ft)

Total: 59.0sqm (635 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 E and is available on request.



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Rating Information:

Rateable Value: £2,900

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

An incoming 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:

£4,700 per annum.

VAT:

All prices, rents and premiums quoted are exclusive of VAT. The unit is opted to tax so VAT will be payable on 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 incoming tenant will pay the Landlord's reasonably incurred legal expenses, as well as any applicable LBTT and registrations dues.

Date of Entry:

From mid-September 2026 and upon conclusion of legal formalities.

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Viewing Arrangement / 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, 01467 536116.

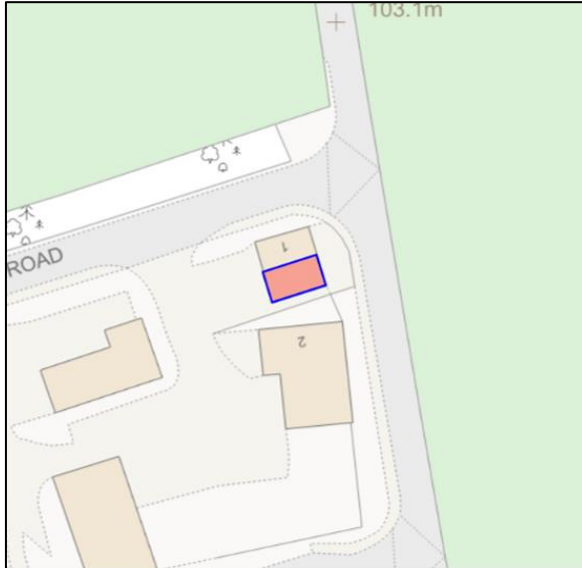
In the event a closing date is set, all persons who have noted their interest in the property will be sent details of the closing date, together with details of the Council's tender procedures that must be strictly adhered to.

All offers should be submitted in Scottish Legal Form. The Council is not bound to accept the highest or indeed any offer.

UNIT 8 MEADOW ROAD

Cuminestown Industrial Estate, AB53 5ZB

Site Plan:



Town Plan:



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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Date of publication: August 2026