Offers Over
£40,000
(Lease)

Ballater Business Park,
Craigview Road, Ballater, AB35 5PN

asg commercial

Lease of attractive and flexible industrial and office development

Unique property in Ballater

Extending to around 400m²

Conveniently located close to Ballater Town Centre with great parking

Great vehicle access from adjacent A93

Located in a small well-kept industrial park

Readily split if desirable

Fantastic opportunity for high-profile signage

2 Large workshops

External yard of around 200m²

Ideal for tenant branding options

DESCRIPTION

Ballater Studios and Workshops is an attractive single storey building which was built in 2008 very close to the centre of Ballater. The building is constructed of rendered block with a slate roof over. The property is currently vacant and therefore available for immediate entry.

There are 2 entrances into the building at the studio end. Each of the workshops also have both independent pedestrian and vehicular entrances. The number of entrances available means the property benefits from being very easy to sub-divide.

REASON FOR LEASE

The vendor's late father owned and operated the Studios and Workshops. It is the owner's desire to become the landlord of this exceptional property.

LOCATION

The Studios and Workshops are located within the Royal Deeside village of Ballater which lies 42 miles West of Aberdeen amid beautiful countryside in the Cairngorms National Park and is within easy reach of Balmoral, the Scottish holiday home of the Royal family. The property is ideally positioned within an industrial park around a 5 minute walk from the town centre. This attractive and friendly town has many restaurants, cafes and shops, a number of which feature the Royal 'By Appointment' Coat of Arms. The village has a primary school; secondary education is at Aboyne. Near-by Braemar, famous for its annual Highland Gathering, draws tourists from all over the world. Ballater has a population of circa 1500. Aberdeen is the closest City with a full range of social and welfare amenities plus an international airport.

THE PROPERTY

Ballater Studios and Workshops is an attractive rendered building ideally located within a relatively new industrial park with parking, and is situated right next to the A93, the main route connecting Braemar and Aberdeen. The Studios have attractive entrance doors which are partly glazed with a largely windowed frontage resulting in the studios and office benefitting from great levels of natural light. In addition to the studio and workshop areas there is a WC with shower, kitchen and an office, all located between workshop 1 and the studios.

The floor dimensions are circa:

Studio 1	5m x 5m
Studio 2	6.37m x 5m (Studio 3 WC protrudes into this area)
Studio 3	3.63m x 5m
Workshop 1	13m x 11.8m (has 3ph power)
Workshop 2	13m x 11.8m (has 3ph power and WC protrudes into this area)
Office	3.84m x 2.09m
Shower / WC	2.84m x 1.48m
Kitchen	2.14m x 1.48m

The potential lessee must satisfy themselves with the accuracy of the dimensions.

The building extends to about 400m² and offers an excellent flexible working space. The owner had previously fitted out the attic area over workshop 1 without the necessary statutory consents. This area is around 60m², (not included in the detail above). This area was being used as a storage area, with an open stair accessed directly from Workshop 1.

The building could accommodate a number of subdivision options, such as:

- Studio 3 area could become a small self-contained unit
- Studios 1 and 2 could be split in half forming studio 2, (please note a new toilet would be required) back-to-back with the studio 3 WC.
- The toilet and kitchen could be shared between the Workshop unit 1 and Studio 1, leaving the office to be associated with either, with the introduction of a lock.
- Studio 1 and Workshop 1 could be combined into one unit.
- Workshop unit 2 could be stand alone.
- The two workshops could be joined by forming internal openings between the two areas.

Any adjustments to the building would have to have landlord consent and statutory authority approvals, at the tenant's expense.

DEVELOPMENT OPPORTUNITY

This is a flexible opportunity, should a lessee wish to divide of part of the building, the owner may be amenable to this, depending on the level of interest at that time. Adjustment to the building is anticipated to be possible with landlord consent and statutory authority approvals.

SERVICES

The unit benefits from mains electricity, water and drainage. Space heating is via an LPG boiler, feeding an under-floor heating system, throughout the studio part of the building. The building is fitted with a security system.

BALLATER
INDUSTRIAL ESTATE
ADVANCE FACTORIES
UNITS 1-6
1 ROYAL DEESIDE COFFEE ROASTERS
2 BALLATER LAUNDRY LIMITED
3 H.P.S. (ABERDEEN) LTD
4 C & J NICOL
5 EMSLIE HOUSE FURNISHERS
6 COOPER JOINERY SERVICES
Aberdeenshire
COUNCIL

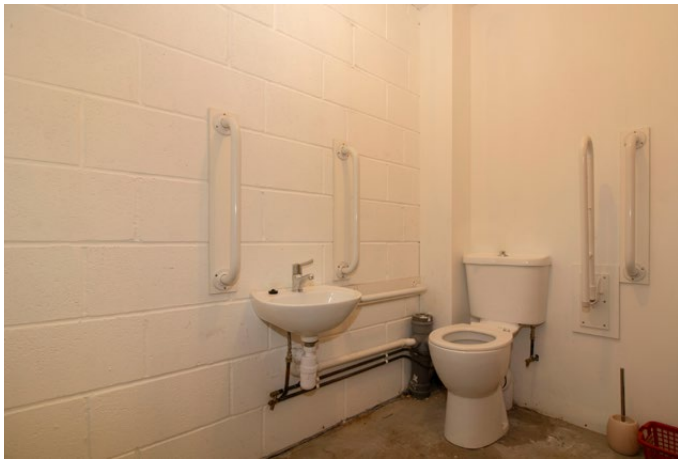
PRICE

Offers over £40,000 are invited for the lease. Outline heads of terms are as follows:

Deposit:	1 to 3 months rent	Comments
Rent:	£40,000	All costs to run the business are the responsibility of the tenant
Rent Payments:	Monthly in advance	
Lease Duration:	10 Years	Other tenure can be negotiated, shorter periods may result in a slightly elevated rent.
Rent Reviews:	Every Two years in line with RPI	Other periods may be considered
Lease Type:	Full repairing, maintaining and insuring	Lessee bears the cost of Insurance. Landlord takes out insurance and tenant reimburse as an additional cost. Fuel costs are the responsibility of the tenant.
Fixtures and Fittings Inventory:	To be compiled and agreed in advance.	
Condition:	Condition survey of building and all fixtures and fittings to be carried out	By mutual agreement and costs shared
Entry Date:	As mutually agreed	
Full Lease to be presented within 30 Days of Draft offer		

EPC RATING

This property has an Energy Performance Rating of 'TBC'.



TITLE NUMBER
The property has a title number of ABN98764.

DIRECTIONS
See map insert. What3words reference is ///bagpipes.letter.yarn

RATES / COUNCIL TAX
The property has a business Rateable Value of £25,000 reference number VRB1977 (April 2023). This is responsibility of the tenant.

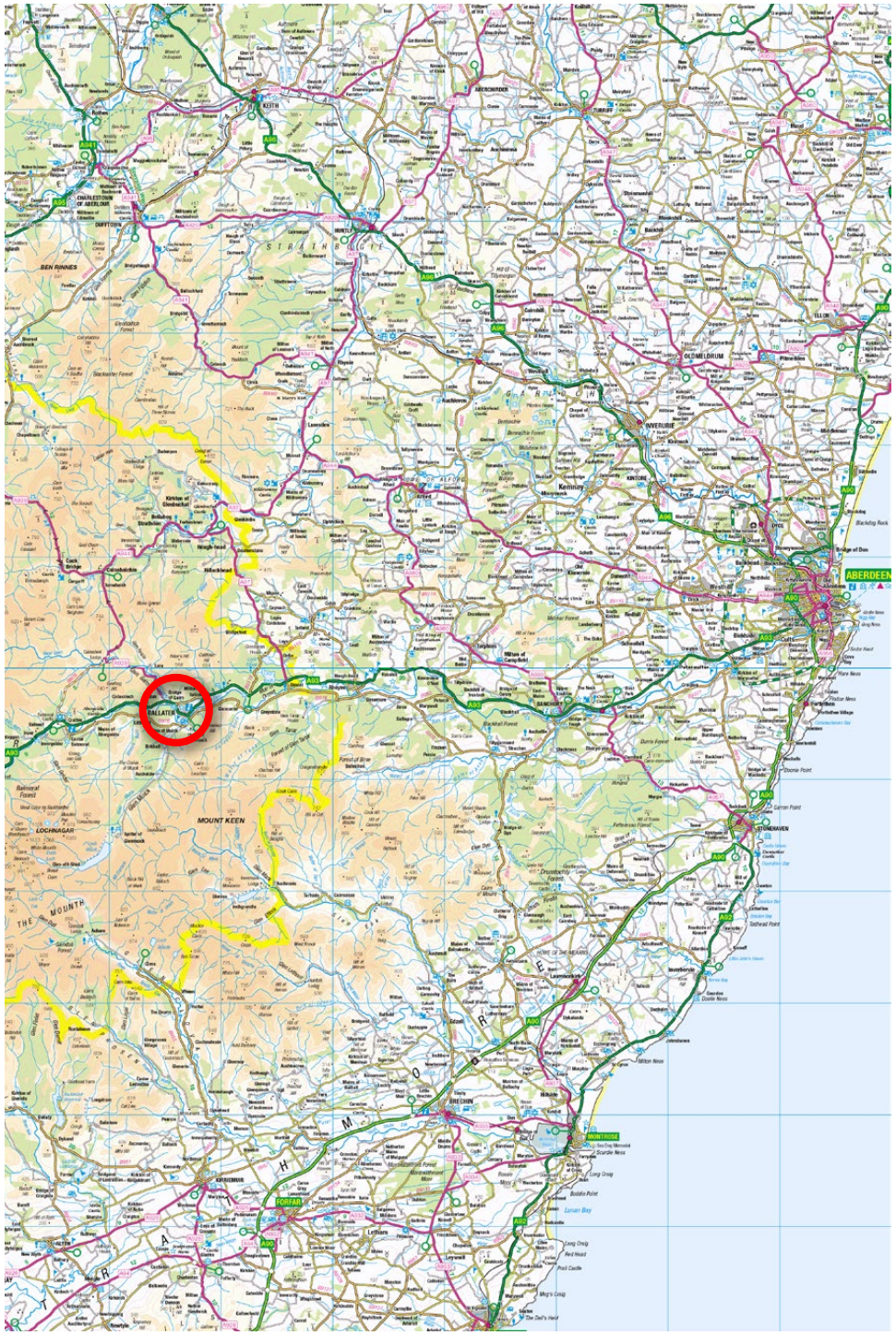
PLANS
Indicative title and floor plans are available upon request from the selling Agents ASG Commercial Ltd.

FINANCE & LEGAL SERVICES
ASG Commercial Ltd is in touch with a variety of different lenders who can provide specialist finance. We will be delighted to discuss your financing requirements with you and make an appropriate introduction where appropriate. We also have many contacts in the legal profession who can assist in all legal matters arising.

VIEWING
All appointments to view must be made through the vendors selling agents:

ASG Commercial Ltd, 17 Kenneth Street,
Inverness, IV3 5NR
Tel: 01463 714757 (5 Lines)
E: info@asgcommercial.co.uk
Web: www.asgcommercial.co.uk

OFFERS
All offers should be submitted in writing to ASG Commercial Ltd with whom purchasers should register their interest if they wish to be advised of a closing date, should one be set.



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