ON THE INSTRUCTIONS OF



# **Ryden**.co.uk 01224 588866

25 Albyn Place, ABERDEEN AB10 1YL

# TO LET DEVELOPMENT OPPORTUNITY SERVICED SITE



LINTON BUSINESS PARK BRAE ROAD GOURDON DD10 ONH Viewing is strictly by arrangement with the sole letting agent.

Site Area:

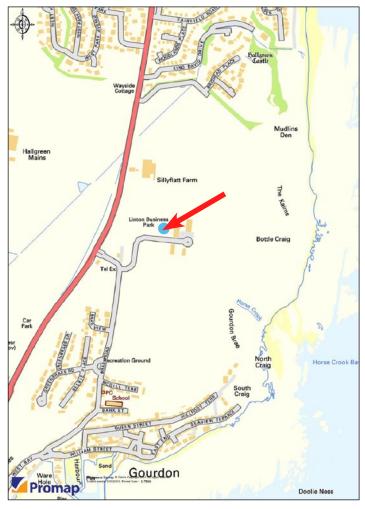
0.69 Hectares (1.70 Acres)

Contact:

**Paul Richardson** 

Telephone: 01224 588866

paul.richardson@ryden.co.uk



# Location:

The subjects are located in Linton Business Park situated on the northern outskirts of the village of Gourdon, located some 28 miles south of Aberdeen via the A90 and A92. Gourdon is a small fishing village located on the Kincardine and Mearns coast with convenient access to the A90.

### **Description:**

The site extends from approximately 0.69 Hectares (1.70 Acres) and offer the opportunity for industrial development or general storage. The area is reasonably level.

## Services:

Services are believed to be adjacent to the sites however prospective occupiers should check the availability and capacity of services with the relevant suppliers. Any occupier will be responsible for a payment of an annual service charge for the upkeep and maintenance of any common parts of the business park.

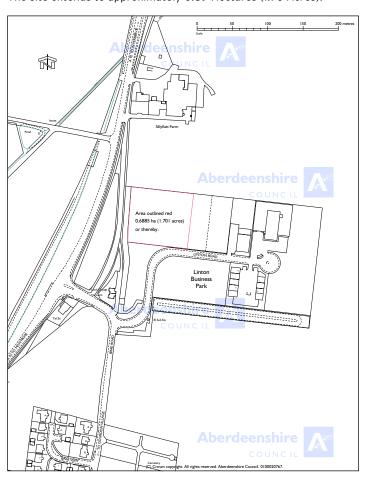
### Planning:

It is considered that the site is suitable for uses falling within Class 4,5 & 6 of the Use Classes (Scotland) Order 1997 although prospective occupiers should discuss their development proposals with the relevant planning officer who can be contacted by telephoning 01569 768300 or email: km.planapps@aberdeenshire.gov.uk

Any interested parties should make enquires on planning matters to Aberdeenshire Council.

### Site Area:

The site extends to approximately 0.69 Hectares (1.70 Acres).



### Lease Terms:

The subjects are offered on a 175 year lease term subject to a grassum payment in lieu of an annual market rent.

### Viewings

Any parties looking to view the site should do so in the first instance via the letting agent.

### VAT

The land is **not** opted to tax.

# **Legal Costs:**

Each party will be responsible for their own legal costs incurred in the transaction with the ingoing tenant being responsible for any LBTT and registration dues where applicable.

### Further Information:

For further information, please contact:

Ryden LLP 25 Albyn Place Aberdeen AB10 1YL

Tel: 01224 588866

E-mail: paul.richardson@ryden.co.uk www.ryden.co.uk

## March 2016

Ryden is a limited liability partnership registered in Scotland Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty whatever in relation to this property