



Prominent Central Building

BANFF TOWN HALL

33 Castle Street, Banff, AB45 1DH

- Predominantly First Floor Accommodation
- Suitable for a variety of uses subject to planning consent
- Accessible space - GF-23m² FF-190m²

Rent: £3,500 per annum + VAT

Estates
01467 536116
estates@aberdeenshire.gov.uk
www.aberdeenshire.gov.uk/property

FOR LEASE

BANFF TOWN HALL

33 Castle Street, Banff, AB45 1DH

Location:

The property is in a prominent location in the centre of Banff at the corner of Castle Street and Seafield Street. These roads form part of the A98, which is the main route through Banff.

Description:

This impressive property mostly comprises the main hall of the former Town Hall of Banff. As a result, it has attractive features, such as high ceilings, ornate cornicing and high level statue figures. It is self-contained, with its own entrance. It includes some ground floor storage accommodation, but is predominantly made up of first floor space, including the main hall and separate meeting room, together with ancillary toilets, kitchen and stores. The accommodation is contained within a prominent detached two storey building, which due to its historical significance and unique features is category 'A' listed. The two ground floor shops within the building are not part of the subjects being offered for lease, as they are separately let.

Accommodation:

The accommodation comprises:

Ground Floor: 23.3m²

First Floor: 190m²

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

Services:

The property is served with mains water, gas, electricity and drainage.

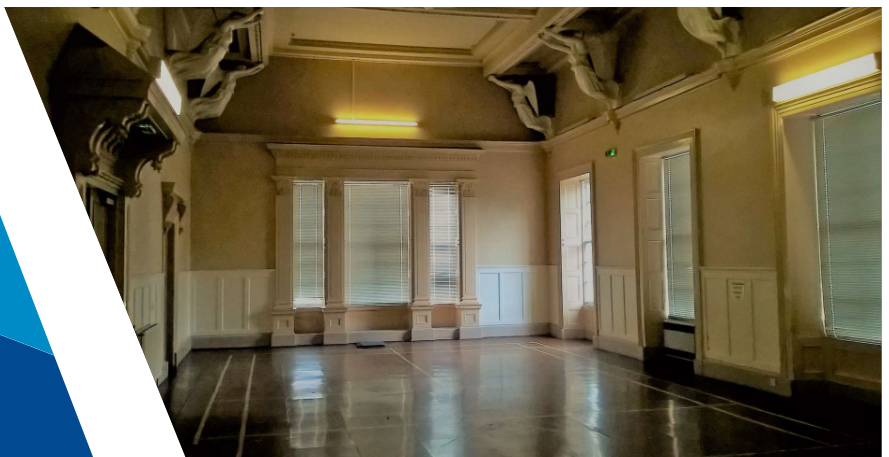
Interested parties should satisfy themselves regarding the detailed whereabouts and capacity of services.

Energy Performance Certificate (EPC):

The EPC rating is Band G. A copy of the EPC can be provided to interested parties.

Rating Information:

The Valuation Roll shows a rateable value for the property of £8,600 with effect from 1st April 2017.



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Planning:

The previous use of the property fell within Class 11 (Assembly and leisure) of the Use Classes (Scotland) Order 1997. Interested parties should seek advice or make their own enquiries as to whether their intended use would fall within the definition of this Use Class or would require planning consent for a change of use. Enquiries should be directed to:

Banff Area Planning Office
Tel: 01261 455811

Email: bb.planapps@aberdeenshire.gov.uk

Rent:

Offers in the region of £3,500 per annum are invited.

VAT:

All rents and premiums are exclusive of VAT.

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 or 3rd years subject to a penalty payment of 15% of one year's rent and at least four months' prior written notice. Consideration may be given to alternative lease terms.

Legal Costs:

In the usual manner, the ingoing tenant will pay the Landlord's reasonably incurred legal expenses and registration dues.

Viewing Arrangement:

To view the property or for further information please contact:

Estates
Tel: 01467 536116
estates@aberdeenshire.gov.uk

Date of Entry:

To be agreed upon conclusion of legal formalities.

Offers:

Any persons who wish to submit an offer to lease the property should note their interest with the:

Estates Section
Aberdeenshire Council
Woodhill House
Westburn Road
Aberdeen
AB16 5GB

Tel: 01467 536116

Email: estates@aberdeenshire.gov.uk

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.

Offers to lease must state the price and must be valid offers in accordance with Scottish Law and submitted in the official tender envelope. Offers submitted otherwise than in accordance with this requirement may not be considered.

Bidders should note that the Council is not bound to accept the highest or indeed any offer received.

Viewing Arrangements:

To arrange a viewing please contact:

Estates

01467 536116

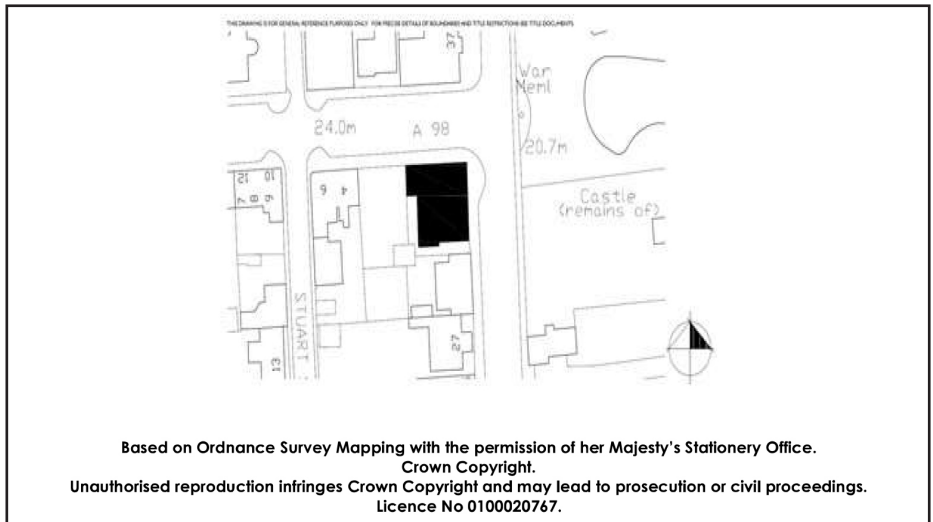
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Site Plan:



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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