



SHETLAND ISLANDS COUNCIL

CORPORATE SERVICES

REVISED

FOR LEASE – OFFERS INVITED

INDUSTRIAL SITES AT STANEYHILL, LERWICK

Closing date 14.00 on Thursday 15th June 2017





LOCATION

The sites are opposite the Shetland Marts, Lerwick, Site 1 extends to (0.41) hectares Site 2 (0.49) hectares. Offers are invited for lease on either site and or both sites combined. Planning permission to be obtained by applicant.

SERVICES: This is an un-serviced site however water and electricity connections are nearby.

VIEWING: For more information or to arrange a viewing please contact either Mike Taylor on 01595 744591 / mike.taylor@shetland.gov.uk or Tracey-Anne Anderson on 01595 744165 / tracey.anne.anderson@shetland.gov.uk

PRICE: Offers Invited

LEASE DETAILS:

- The site shall be leased for development and formal planning submission has to be submitted within 6 months of agreeing terms.
- A binding letter of comfort will be issued to the successful bid, guaranteeing occupation on completion of the planning consent.
- The lease term will be flexible – expected to be 25 years with extension options at 5 year intervals (banks usually want security for 30 years)
- The tenant shall meet all costs of submitting designs for consents and all of their own legal and consultant's fees.
- The tenant will meet the costs of all service connections to the site.
- The tenant will meet all the costs of clearing the site and any access connections.
- The landlord will not unreasonably withhold consent to sub let.

- The tenant shall maintain the property to their own satisfaction and to any planning requirements.
- Any discussions about the suitability for individual development should be addressed with the Planning Authority.

PLANNING

Pre Application discussions with Planning and the Roads Department have been sought. Full Planning Permission and/or Building Standards approval will be required for any proposed development. Prospective purchasers should consult with the Shetland Islands Council Planning Service to fully understand any requirements that may be necessary, especially if there were to be any amendments.

SUBMITTING AN OFFER

Offers will be accepted through your solicitor and are to be received at SIC, Asset & Properties, Old Library Building, Lower Hillhead, Lerwick ZE1 0EL, no later than 2pm on Thursday 15th June 2017. All envelopes are to be clearly marked “**Offer for Industrial Site(s) Staneyhill**”.

Whilst the foregoing particulars are believed to be correct, their accuracy is not warranted. The Council reserves the right to amend the closing date.