



PROPERTY CONSULTANTS

# PROMINENT SHOP UNIT TO LET

## 1 NORTH STREET, INVERURIE, AB51 4RJ



### LOCATION

Inverurie is a prosperous town located in Aberdeenshire, approximately 16 miles north-west of Aberdeen. It has a population of approx. 12,500 people and serves as a popular commuter town to Aberdeen.

It is well connected by road (via the A96, which links Aberdeen to Inverness) and also by rail. The town benefits from a wide variety of retail, leisure and other professional services in the town centre.

The subject property occupies a very prominent roadside location in the town, beside a busy roundabout and with great visibility. It also benefits from a dedicated parking area to the front. The property is adjacent to a **Co-op convenience store** and a **variety of other local occupiers**.

### DESCRIPTION

The property comprises of a large ground floor shop unit. It benefits from communal parking to the front and a rear service area.

The shop has three large display windows and a glazed entrance door. Internally the shop is fully fitted for retail purposes with a sales area to the front and ancillary facilities to the rear.

We estimate that the property provides the following approximate dimensions and areas:

Net Frontage	52'5"	16m.
Ground Floor	2,496 sq. ft.	231.9 sq. m.

\*\* The shop may be capable of subdivision to create two or more smaller units \*\*

### RATING

The Assessors Department website shows the property as having the following assessment –

Rateable Value – £30,500.

Uniform Business Rate (2019/2020) – £0.49.

Interested parties are advised to verify this information for themselves.

### TERMS

The property is available on the basis of a new long term lease and rental offers in the region of **£37,500** per annum are invited.

### EPC

Available on request.

### PLANNING

The current use of the property is for retail purposes and therefore we understand it benefits from Class 1 planning consent, however may be equally suitable for a variety of alternative uses.

Interested parties are advised to make their own enquiries directly with the local Planning Department with regard to both existing and alternative uses.

### LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with any transaction.

The incoming tenant will be responsible for Land and Buildings Transaction Tax, registration dues and any VAT incurred thereon.

### ENTRY

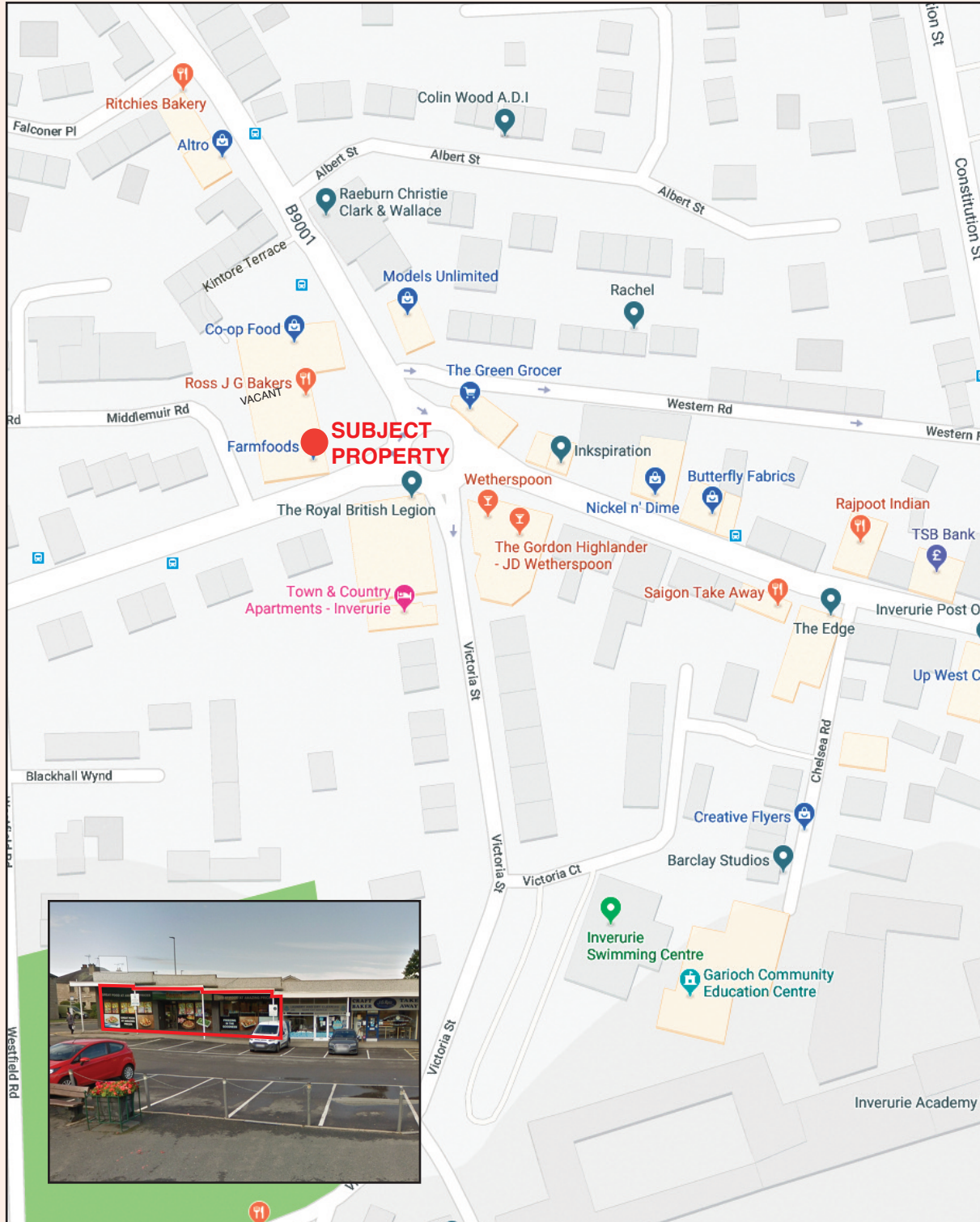
By negotiation.

### VIEWING & FURTHER INFORMATION

Viewing is strictly by appointment through:  
Stephen Innes, Lambert Innes Property Consultants  
Tel: 01 41 248 5878  
Email [stephen@lambertinnes.co.uk](mailto:stephen@lambertinnes.co.uk)



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September 2019

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