



TO LET/MAY SELL

37 HIGH STREET, INVERURIE, AB51 3QA

RETAIL PREMISES WITH POTENTIAL FOR ALTERNATIVE USE SUCH AS OFFICE OR HOT FOOD TAKEAWAY (SUBJECT TO LOCAL AUTHORITY CONSENTS)

£13,000 PER ANNUM

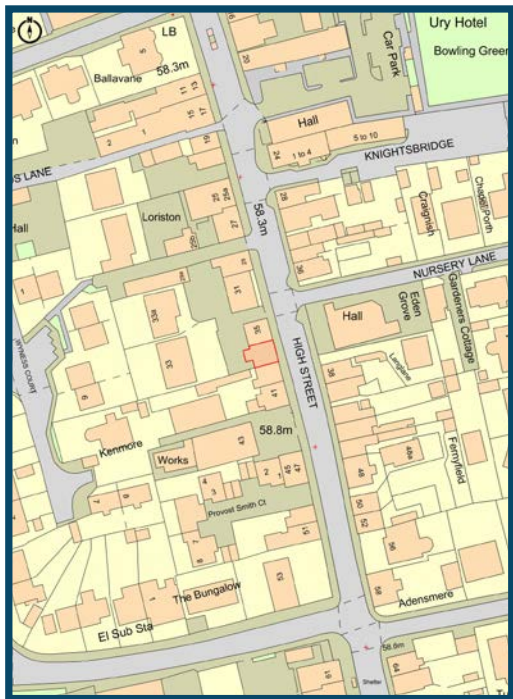
73.38 SQ M (790 SQ FT)

LOCATION

The subjects are situated within the popular town of Inverurie which is located around 16 miles north west of Aberdeen.

The property itself stands on the west side of High Street which, together with Market Place and West High Street contain the main concentration of retail activity within Inverurie. Nearby occupiers include a range of local traders including Midnight Elegance Bridal Wear, Inverurie Smile Care (Dentists), Elemental Crystals, Inverurie Fireplace Centre and Charles McKay Music School.

The exact location can be seen on the undernoted plan:



DESCRIPTION

The subjects comprise a ground floor retail unit which forms part of a semi-detached one storey and attic building of traditional stone and slate construction. Additional accommodation is included within a small modern extension to the rear which features a mono pitched and partly flat roof clad with sarnafil.

The property benefits from a large display window onto High Street, the frontage incorporating a recessed access door with traditional timber signage boarding above.

Internally, the ground floor comprises a large open retail area with ancillary accommodation to the rear.

A timber stair allows access to the attic floor which has previously been used for residential accommodation but would be ideally suited to provide storage and ancillary staff accommodation. The attic floor also includes a fully fitted bathroom.

Externally a tarmac surfaced area is included to the rear which may be suitable for the parking of one vehicle.

ACCOMMODATION / FLOOR AREAS

The subjects provide the following accommodation and floor areas.

Ground Floor	
Retail, etc.	45.91 sq m (494 sq ft)
Attic Floor	
Two rooms & bathroom with WC	27.47 sq m (296 sq ft)
Total	73.38 sq m (790 sq ft)

The foregoing areas have been calculated on a net internal area basis in accordance with the current edition of the RICS Code of Measuring Practice.

SERVICES

The property benefits from mains supplies of electricity, water and gas, with drainage being to the main public sewer.

Background space heating is provided by a modern gas fired boiler which supplies radiators throughout the main accommodation.

RATING ASSESSMENT

The property is currently listed within the Valuation Roll as having a rateable value of: £9,700

The Uniform Business Rate for the year 2021/2022 is 49.8p in the £. Water and waste water rates are also payable.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of TBC.

Full documentation is available upon request.

PROPOSAL

The property is available on Full Repairing & Insuring Terms for a period to be agreed. Alternatively our client may consider a sale of the property.

RENT

The property is offered to let on a new lease at a rent of £13,000 per annum.

VAT

All prices quoted in this schedule are exclusive of VAT.

ENTRY

On conclusion of missives

LEGAL COSTS

Each party will be responsible for their own legal costs. Any ingoing tenant/occupier will be responsible for the payment of LBTT and registration dues.

OFFERS / VIEWING

All offers should be submitted in writing to the sole agents who will also make arrangements to view.

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