

# DM HALL

# For Sale

Retail

84 North Street,  
Inverurie,  
AB51 4QX



59 SQ M  
(635 SQ FT)

# Property Details

- PROMINENT ROADSIDE LOCATION
- CURRENTLY FITTED OUT AS A HAIR SALON
- SUITABLE FOR ALTERNATIVE USES
- ELIGIBLE FOR SMALL BUSINESS RATES RELIEF
- PRICE: £115,000

## LOCATION

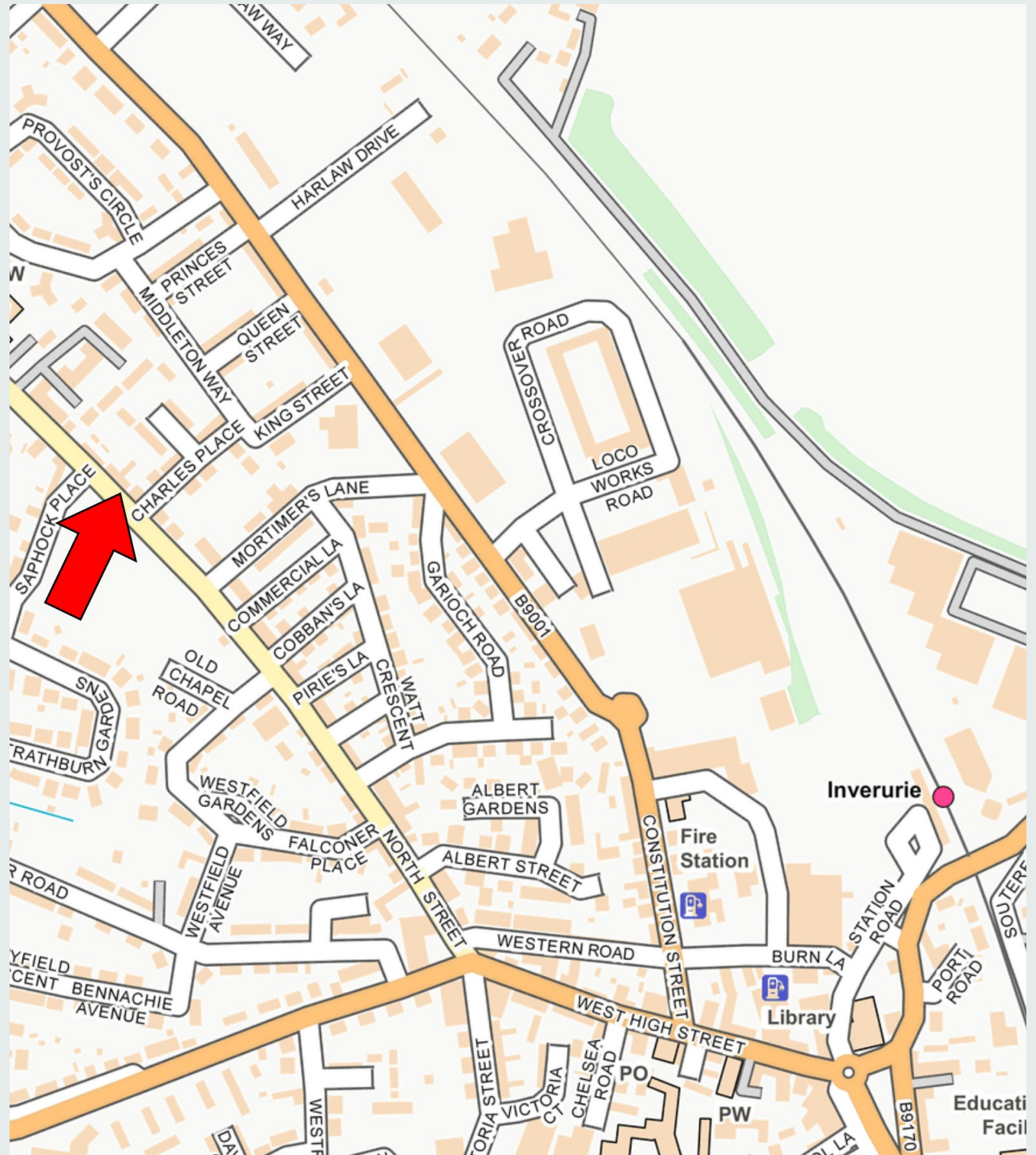
The property is located within the popular town of Inverurie, which lies approximately 16 miles northwest of Aberdeen.

More particularly, it is located on the east side of North Street at the junction with Charles Place, lying to the north of Inverurie town centre.

## DESCRIPTION

The property comprises a corner retail unit, currently fit out for use as a salon, which forms the ground floor of an end terraced one storey building with a single storey extension to the rear.

The unit provides a large, glazed frontage to both North Street and Charles Place, incorporating an assisted glazed pedestrian door.



# Property Details

Internally, the salon area and a treatment room are situated within the main building with decorative LED lighting fixtures, wooden finish laminate flooring and electric panel heating.

The kitchen, toilet and an additional treatment room are situated within the single storey extension.

The premises benefit from free on-street parking.

## ACCOMMODATION / FLOOR AREAS

The subjects provide the following accommodation and floor areas, measured in accordance with the RICS Code of Measuring Practice (Sixth Edition)

Floor	Description	SQ.M	SQ.FT
Ground	Salon, treatment rooms, WC and kitchen	59	635

## SERVICES

We understand the property is served with mains electricity and water with drainage being to the main public sewer.

## FLOORPLANS

Available on request.

## RATING ASSESSMENT

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

£7,900

The Uniform Business Rate for the year 2024/2025 is 49.8p in the £.



# Property Details

## ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of D (57).

Full documentation is available upon request.

## PRICE

Offers in the region of £115,000 are invited for our client's heritable interest in the property.

## 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.



## Make an enquiry

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