



HIGHLY PROMINENT RETAIL UNITS LOCATED WITHIN INVERURIE TOWN CENTRE

SUITABLE FOR A NUMBER
OF USES (SUBJECT TO
PLANNING)

PARKING AVAILABLE

UNIT 2 LET TO
BREWDOG



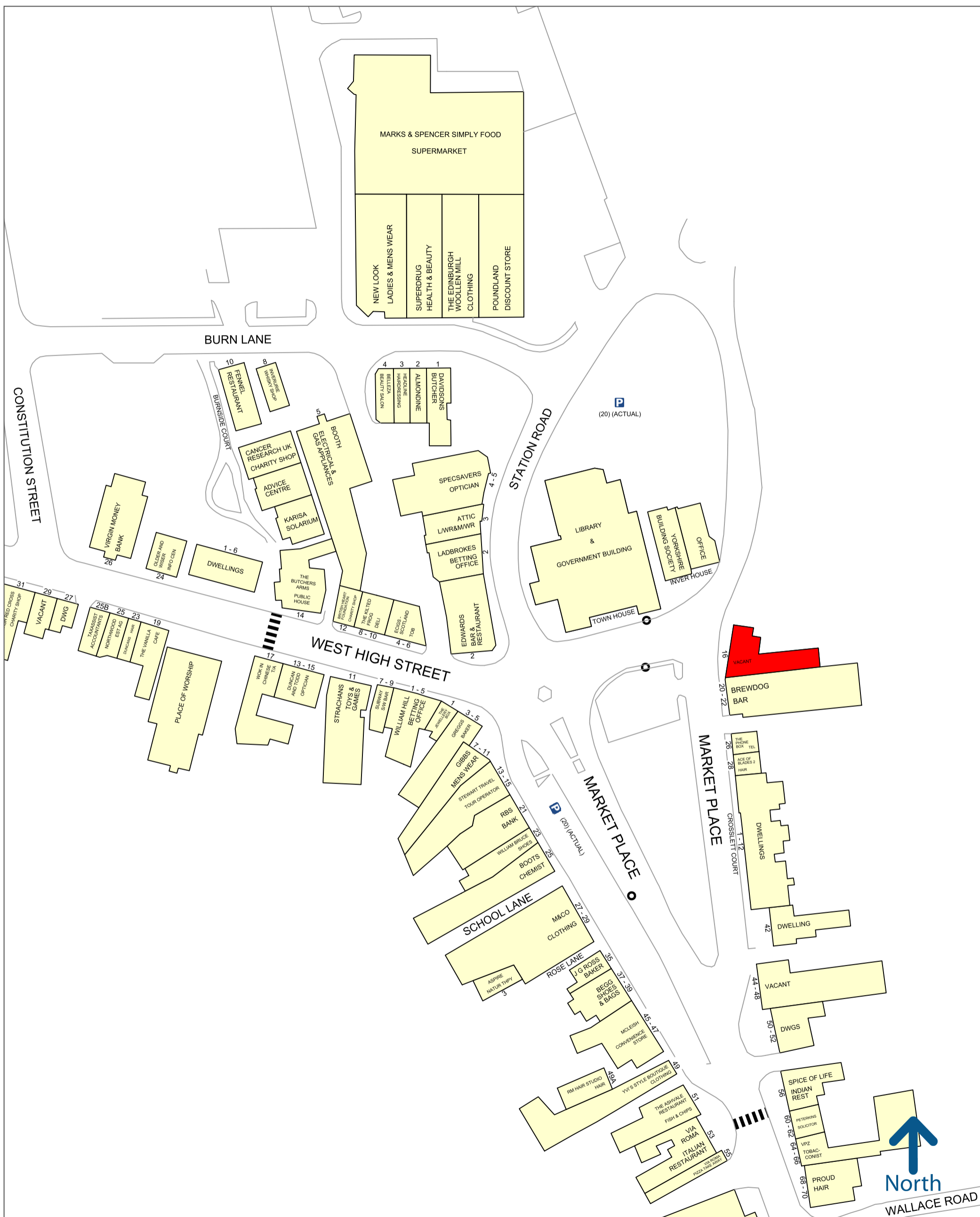
TO LET 16-20 Market Place

Inverurie, AB51 3XN | Unit 1A 97.5 sq.m (1,050 sq.ft)

Unit 1B 182.9 sq.m (1,969 sq.ft)

To request a viewing call us on 01224 572661

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50 metres

Experian Goad Plan Created: 30/06/2022
Created By: F G Burnett





LOCATION

Inverurie is a prosperous town located in Aberdeenshire, approximately 16 miles to the North West of Aberdeen. The town has a population of approximately 12,500 people, it is the largest town in the Garioch area and is an important service and administrative centre. Communications are excellent via the A96 trunk road and railway station which is located a short distance from the subjects.

The property is located on the East side of Market Place close to the junction of Market Place and Station Road. Occupiers located in the town centre include M&S Food, New Look, Superdrug, Greggs, Specsavers, Boots and Brewdog. A public car park is located opposite the property.

DESCRIPTION

The building is of stone construction under a part mansard style, part pitched and slate roof. The rear extension has a flat roof. The ground floor of the property is being subdivided to provide two units suitable for various uses subject to planning. Plans showing the subdivision are available.

RENT

On application.

RATEABLE VALUE

The premises are currently entered into the valuation roll as a single entry and will require to be reassessed.

RATES DETAIL

Any incoming tenant will have the right to appeal the Rateable Value and may also be entitled to relief from rates under the various schemes currently available. Interested parties should verify all rating figures with the Local Authority.

LEASE TERMS

The units are available on Full Repairing and Insuring terms for a duration to be agreed. Any long term lease incorporating upward only rent reviews.

EPC

Available on request.

VAT

Any rent quoted is exclusive of VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The incoming tenant will be responsible for any LBTT and registration dues applicable.

FLOOR AREAS

The following approximate floor areas have been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition):-

UNIT 1A	97.5 sq.m	1,050 sq.ft
UNIT 1B	182.9 sq.m	1,969 sq.ft
TOTAL	280.4 sq.m	3,019 sq.ft

VIEWING & OFFERS

All offers should be submitted in writing to the sole agent.

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