

OFFICE/STORE WITH ADJOINING BEAUTY SALON PRIVATE CAR PARKING





# 46A West High Street

Inverurie, AB51 3QR | 62.8 sq.m (676 sq.ft)





## LOCATION

The property is located within the established market town of Inverurie, lying approximately 16 miles north west of Aberdeen. The town has a population of approximately 14,500 people and is the largest town in the Garioch area and serves as an important administrative centre.

More specifically, the property is accessed via Western Road and benefits from pedestrian access off West High Street via Douglas Lane. Nearby occupiers include Elan Hair Design, Marmaris Takeaway, Nickel 'n' Dime and JD Weatherspoons.

## **DESCRIPTION**

The subjects comprise a single storey building constructed of blockwork walls, rendered externally with a flat felt roof over.

## Office/Store

Accessed via a single entrance door, the offices comprise concrete carpet covered flooring, painted plasterboard lined walls and ceilings with LED strip lighting with natural lighting provided by timber double glazed windows, benefitting from roller shutter security. Heating throughout the unit is via electric wall mounted heaters. Shared staff facilities are located to the rear of the property.

## Salon

The salon benefits from separate access off the car park, via an aluminium glazed entrance door together with an internal access door off the shared tea prep to the rear of the office. The accommodation comprises an open plan beauty salon with a treatment room to the rear comprising concrete vinyl covered floors, painted plasterboard walls and ceilings with LED spot and pendant fitments. Heating is via electric wall mounted heaters.

# 46A WEST HIGH STREET

INVERURIE, AB51 3QR



SITE	The property benefits from c spaces/storage yard.	The property benefits from c. 6 car parking spaces/storage yard.	
PRICE	£90,000 exc VAT.	£90,000 exc VAT.	
RATEABLE VALUE	£4,700.	£4,700.	
RATES DETAIL	appeal the Rateable Value an entitled to certain relief from various schemes currently av parties should contact the re	Any ingoing occupier will have the right to appeal the Rateable Value and may also be entitled to certain relief from rates under the various schemes currently available. Interested parties should contact the relevant Local Authority and further information can be found at <a href="https://www.saa.gov.uk">www.saa.gov.uk</a>	
EPC	TBC.	TBC.	
VAT	The property is not elected for	The property is not elected for VAT.	
LEGAL COSTS	in documenting any transaction	Each party will bear their own legal costs incurred in documenting any transaction. The incoming occupier will be responsible for any LBTT and Registration Dues applicable.	
ENTRY	On conclusion of legal missiv	On conclusion of legal missives.	
FLOOR AREA	internal area basis in accordar	The property has been measured on a gross internal area basis in accordance with the RICS Code of Measuring Practice (Sixth Edition):-	
Total	62.8 sq.m	676 sq.ft	

## **VIEWING & OFFERS**

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

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