

REDUCED PRICE



OFFICE/STORE WITH ADJOINING BEAUTY SALON  
PRIVATE CAR PARKING

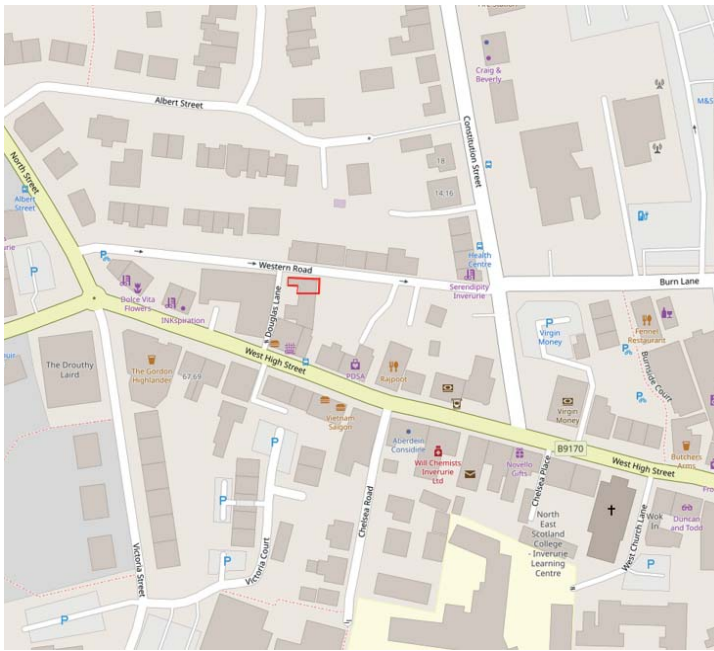


FOR SALE  
**46A West High Street**

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

To request a viewing call us on 01224 572661

[FGBURNETT.CO.UK](http://FGBURNETT.CO.UK)



## 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 fittings. Heating is via electric wall mounted heaters.

## SITE

The property benefits from c. 6 car parking spaces/storage yard.

## PRICE

£90,000 exc VAT.

## RATEABLE VALUE

£4,700.

## RATES DETAIL

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 [www.saa.gov.uk](http://www.saa.gov.uk)

## EPC

TBC.

## VAT

The property is not elected for VAT.

## LEGAL COSTS

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 missives.

## FLOOR AREA

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
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## VIEWING & OFFERS

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

**LISA COWIE**

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