



DETACHED OFFICE WITH PARKING
SUITABLE FOR ALTERNATIVE USES SUBJECT TO PLANNING

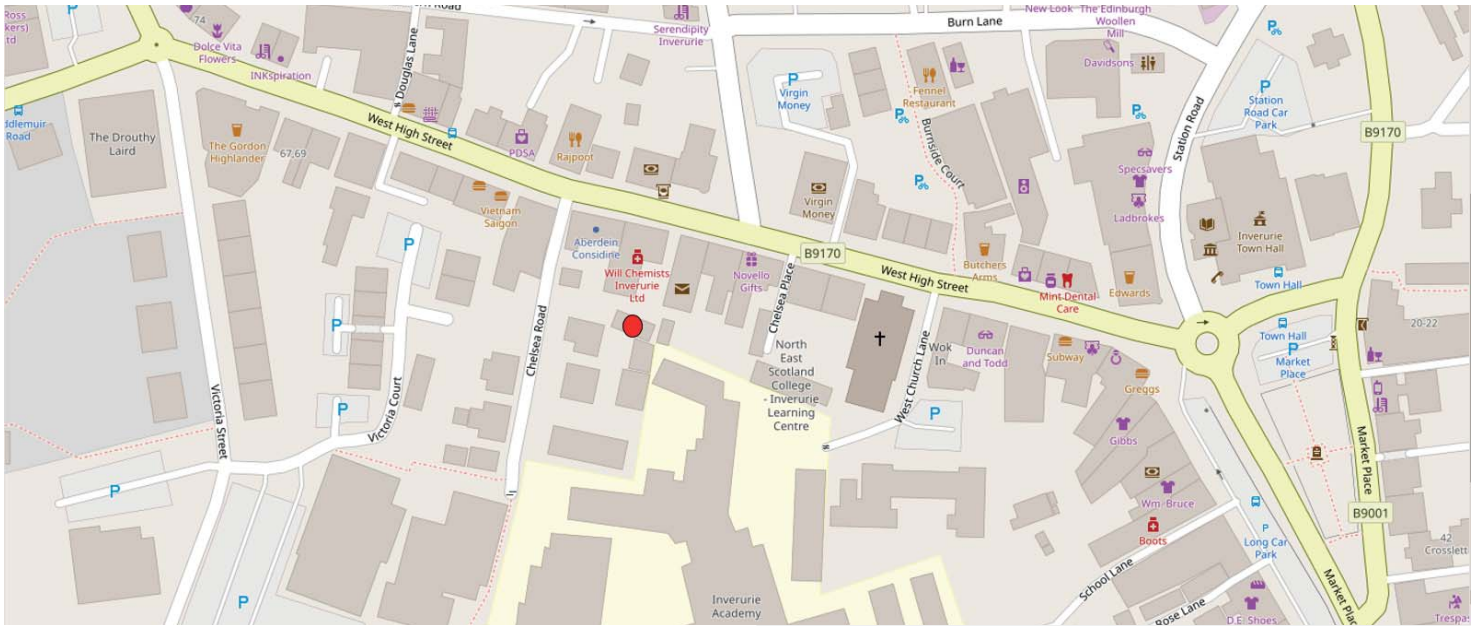


TO LET
Chelsea House

Inverurie, AB51 3QQ | 69.04 sq.m (743 sq.ft)

To request a viewing call us on 01224 572661

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LOCATION

The property has a back-lying position on the south side of West High Street, accessible via Chelsea Lane. The property is well positioned within the town of Inverurie, benefitting from excellent access to a range of local amenities.

Other occupiers within the area include TSB, British Red Cross, Virgin Money and Greggs.

DESCRIPTION

The property comprises of a two storey detached building of granite block construction with a pitched slate roof. Internally, the ground floor is split into two rooms with the addition of a small office and WC. Similarly, the first floor is split into a further two rooms and kitchen area.

Three dedicated car parking spaces lie adjacent to the building and are secured by way of a barrier.

LEASE TERMS

The property is available on Full Repairing and Insuring terms.

DATE OF ENTRY

The property is available for immediate entry.

USE

The property currently falls under Class 4 of the Town and Country Planning (Use Classes) (Scotland) Order 1997 (as amended) and could be suitable for alternative use.

RENT

£12,000 per annum exc VAT.

RATEABLE VALUE

The Rateable Value effective from 1st April 2023 is £9,200.

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

EPC

Copy available on request.

VAT

All prices quoted are exclusive of VAT which may be applicable.

LEGAL COSTS

Each party will bear their own legal costs. The ingoing occupier will be responsible for any LBTT and Registration Dues.

FLOOR AREAS

The property has been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and the following approximate net internal areas calculated:-

Ground	38.16 sq.m	411 sq.ft
First	30.88 sq.m	332 sq.ft
Total	69.04 sq.m	743 sq.ft

VIEWING & OFFERS

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

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