



TO LET (IN WHOLE OR PART)

Highclere Business Park

Highclere Way, Inverurie, AB51 5QW | Site Area 0.873 ha (2.16 ac)

To request a viewing call us on 01224 572661

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FORMER CAR SHOWROOM
BUILDING AND YARD

SUITABLE FOR A VARIETY OF
USES SUBJECT TO PLANNING

LOCATION

Inverurie is situated approximately 16 miles north of Aberdeen accessed via the A96 Aberdeen – Inverness trunk road. The town is the largest in the Garioch area of Aberdeenshire serving a wider catchment and is an important service and administrative centre.

The site itself lies within the Highclere Business Park, a well established business area off Blackhall Road.

Surrounding occupiers include Andersons of Inverurie, J.G. Ross, GPH Builders Merchants and Skyline Trampoline Park.

DESCRIPTION

The site comprises a secure tarmac surfaced yard with a detached single storey building formerly used as a car showroom. The yard is secured by way of palisade fencing round the perimeter with vehicle access via a double gated entrance.

The former showroom provides a main sales area, offices, staff facilities and a wash bay to the rear.

The site is fully serviced.

USE/PLANNING

The property was formerly used as a car showroom however could be suitable for a variety of uses, subject to planning. Interested parties should direct enquiries to Aberdeenshire Council.

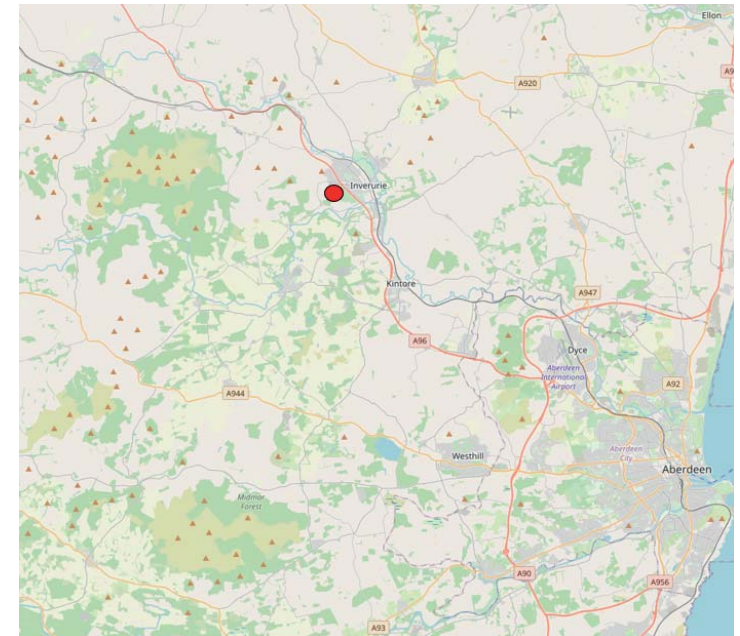
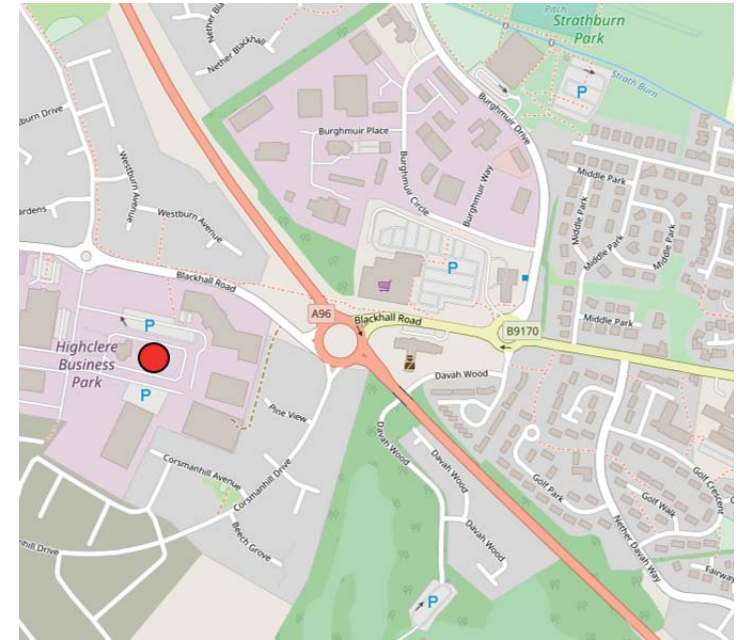
RENT

Offers in the region of £90,000 per annum, exclusive of VAT.

HIGHCLERE BUSINESS PARK

HIGHCLERE WAY, INVERURIE, AB51 5QW

Rateable Value	The Rateable Value effective from 1 April 2023 is £74,500.	
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	The property has an EPC rating of C44. Further information is available on request.	
VAT	The rent and other outgoings are exclusive of VAT where applicable.	
Legal Costs	Each party will bear their own legal costs. The ingoing tenant will be responsible for any LBTT and Registration Dues.	
Entry	On conclusion of legal missives.	
Floor Area	The former showroom has been measured on a gross internal area basis in accordance with the RICS Code of Measuring Practice (Sixth Edition):-	
	Former Showroom	280.4 sq.m 3,018 sq.ft
	Site Area	0.873 ha 2.16 ac



VIEWING & OFFERS

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

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