

HIGHLY PROMINENT RETAIL UNIT LOCATED WITHIN INVERURIE TOWN CENTRE

SUITABLE FOR A NUMBER OF USES (SUBJECT TO PLANNING) PARKING AVAILABLE

UNIT 2 LET TO BREWDOG





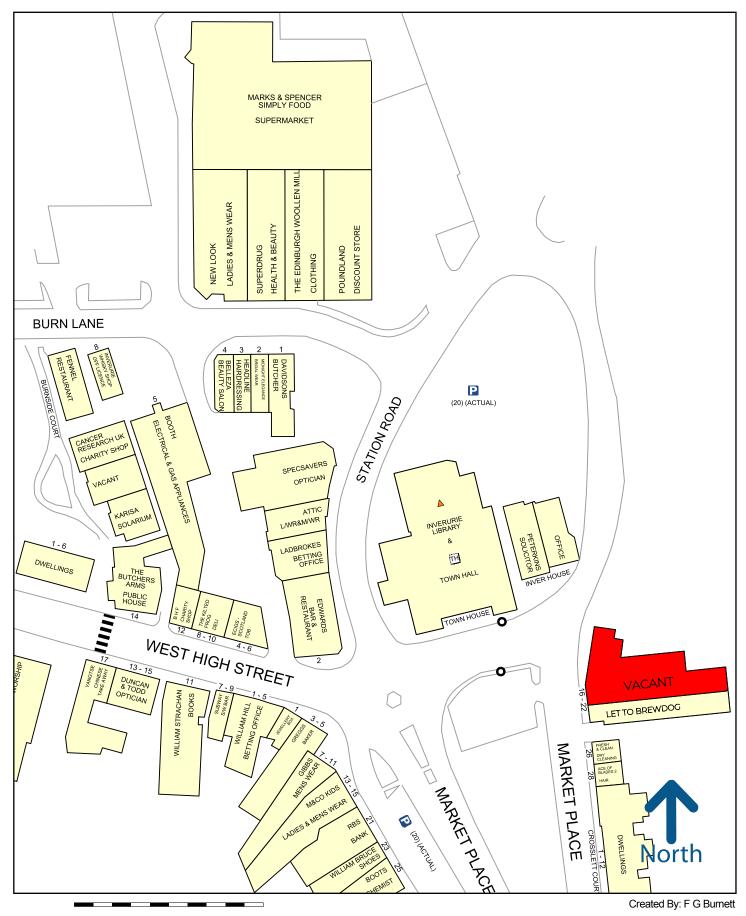
TO LET

16-20 Market Place

Inverurie, AB51 3XN | Unit 1 294 sq.m (3,165 sq.ft) First Floor Offices 104 sq.m (1,122 sq.ft)







50 metres





16-20 MARKET PLACE

INVERURIE, AB51 3XN



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 within a short walking distance.

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 and Boots. There is a public car park located immediately opposite the property.

DESCRIPTION

The property comprises a ground floor retail unit and first floor office. The building is of stone construction under a part mansard style, part pitched and slated roof. The ground floor rear extension is under a flat roof. There is extensive frontage to Market Place.

Internally the ground floor provides sales accommodation together with back up storage. The first floor provides office accommodation which can be let separately. Parking is provided.

RENT

Unit 1 £40,000 p.a. First Floor Offices £10,000 p.a.

RATEABLE VALUE

Unit 1 £48,500 FF Offices £12,500

PROPERTY DETAILS

RATES PAYABLE	Unit 1 £23,766.55 (approx. for 20/21) FF Offices £6,125.40 (approx. for 20/21)	
RATES DETAIL	Any ingoing 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 property is available on Full Repairing and Insuring terms for a duration to be agreed. Any long term lease incorporating upward only rent reviews.	
EPC	Copy available on request.	
VAT	The rent quoted is exclusive of VAT.	
LEGAL COSTS	Each party will be responsible for their own legal costs incurred in the transaction. The ingoing 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 1	294 sq.m	3,165 sq.ft
FF OFFICES	104 sq.m	1,122 sq.ft
TOTAL	398 sq.m	4,287 sq.ft

VIEWING & OFFERS

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

RICHARD NOBLE

t. 01224 597528

e. richard.noble@fgburnett.co.uk

DANIEL MITCHELL

t. 01224 597539

e. daniel.mitchell@fgburnett.co.uk

FGBURNETT.CO.UK

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