

# TO LET/ MAY SELL

Large Prominent Building Suitable for A Variety of Uses

**8 High Street, INVERURIE, AB51 3XQ**



## Location

Inverurie is located approximately 16 miles to the north west of Aberdeen on the A96 Aberdeen to Inverness trunk road. The town has a population of approximately 14,000 people and is well served via rail and road transport links.

The subjects are situated within High Street forming part of Inverurie's main shopping thoroughfare.

Nearby occupiers include; Stewart Travel, The Kellas Partnership, Inverurie Tile Centre and Playtown. A trader's plan is attached highlighting the exact location of the unit.

## Description

The subjects comprise a detached building arranged over ground, first and second floors. The ground provides a well configured open plan area whilst the first floor, which is also open plan, can be accessed independently if required.

The second floor is currently utilised as basic storage. The unit also benefits from having 4 car parking spaces to the rear of the building.

## Accommodation

Floor	Sq. Ft	Sq. M
Ground	3,440	319.58
First Floor	1,397	129.78
Second Floor	N/A	N/A
<b>Total</b>	<b>4,837</b>	<b>449.36</b>

## Lease Term

The subjects are available to Lease on a new Full Repairing and Insuring basis.

## Rent/ Price

On application.

## Rating

We have been advised by the Rates Authority that there are 3 separate entries for the building as follows:

Ground Floor – Shop - £12,000  
Ground Floor – Fitness Centre - £11,250  
First Floor – Studio - £13,000

The basic rate poundage for the financial year 2020/2021 is 0.498p. Depending on the occupier's status it may be possible to secure non domestic rates relief.

Each new occupier has the right of appeal against this figure.

## Energy Performance Certificate

EPC Rating – Available on Request

## Entry

By Agreement.

## Legal Costs

Each party will be responsible for their own legal costs incurred in connection with this transaction. For the avoidance of doubt, the ingoing tenant will be responsible for Land and Building Tax (LBTT), registration dues and any VAT payable thereon.

## Viewing & Further Information

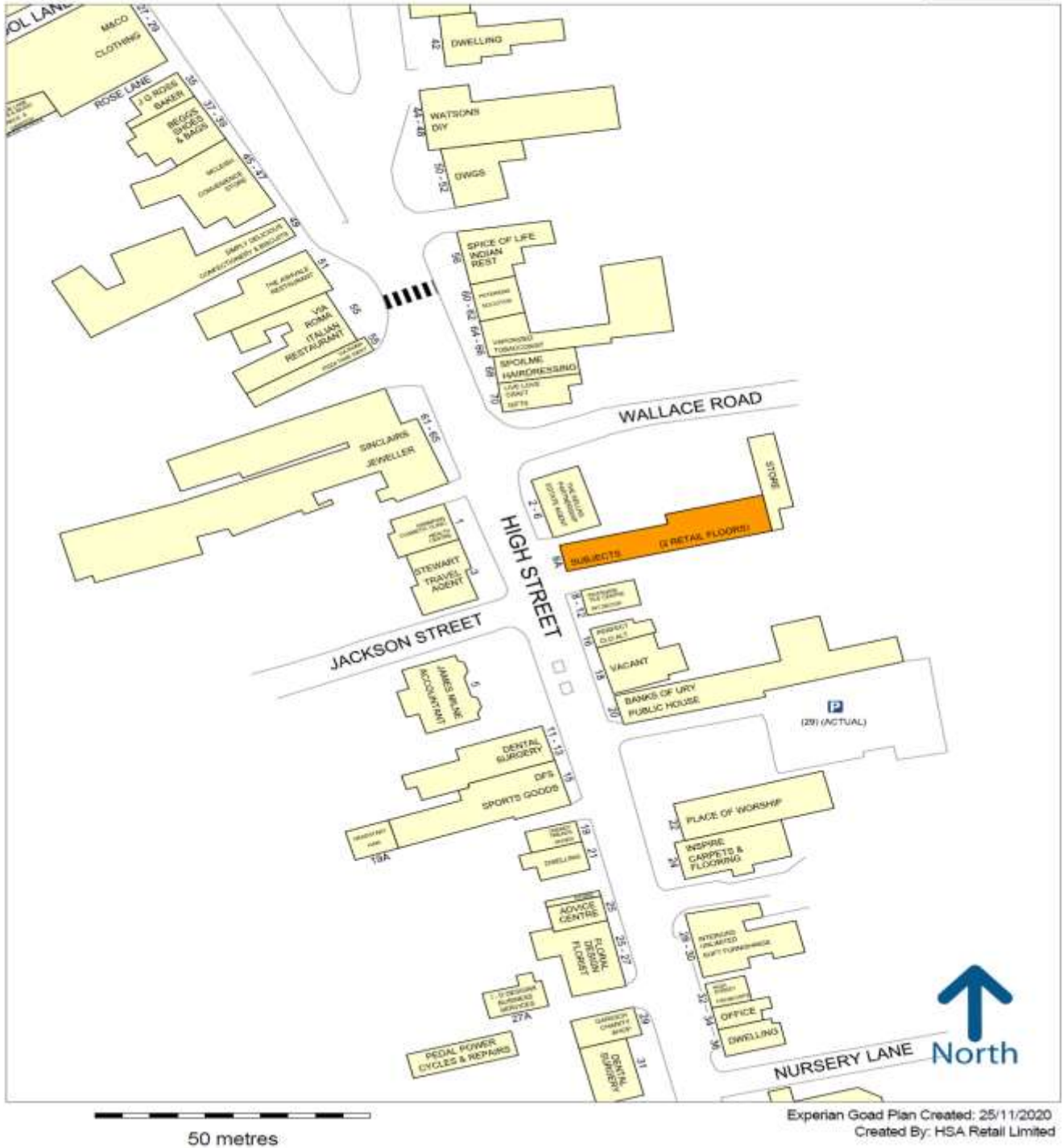
All viewing and further information is via the sole letting agents.

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**Subject to Contract**  
**Date: August 2020**

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Experian Good Plan Created: 25/11/2020  
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