

TO LET

RARELY AVAILABLE PRIME RETAIL UNIT

15 MARKET PLACE, INVERURIE, AB51 3PU



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 the prime section of Market Place, Inverurie's main shopping thoroughfare. There is ample car parking provided opposite the unit and generally within the town centre.

Nearby occupiers include; the Royal Bank of Scotland, Boots and Greggs. A trader's plan is attached highlighting the exact location of the unit.

Description

The subjects comprise a traditional retail unit over ground and first floor. The ground provides a well configured retail area whilst the first floor comprises ancillary storage and staff accommodation. The unit also benefits from rear delivery access.

Accommodation

Floor	Sq. Ft	Sq. M
Ground	2,277	211.53
First Floor	588	54.62
Total	2,865	266.15

Lease Term

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

Rent

On application.

Rating

We have been advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2017 is £32,500

Based on a rate poundage of 0.498p this rateable value will result in an estimated rates liability in financial year 2020/21 of £16,185.

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

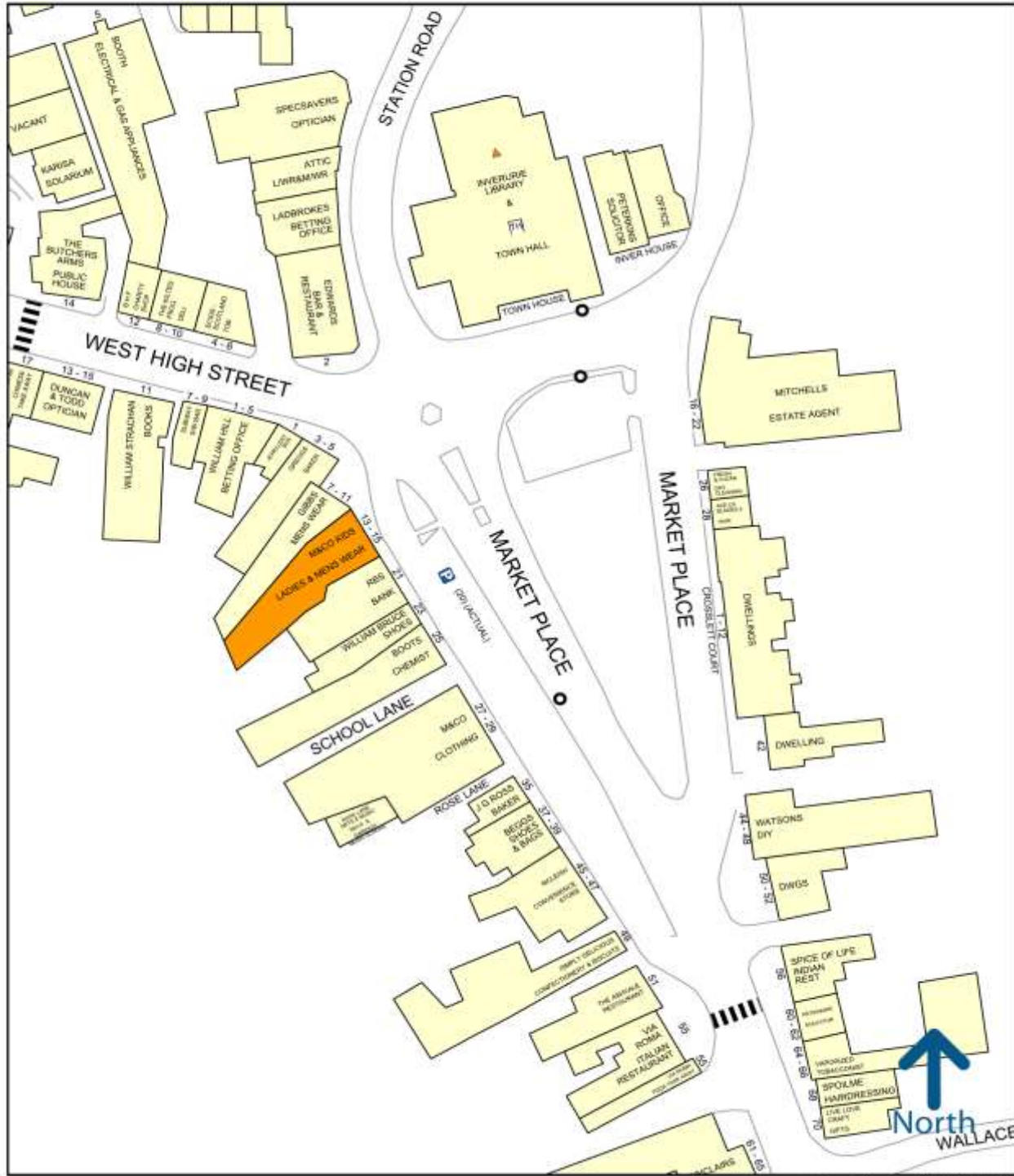
All viewing and further information is via the sole letting agents.

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Subject to Contract
Date: August 2020

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