

TO LET

PRIME RETAIL UNIT (POTENTIAL FOR CLASS 2 OR 3, SUBJECT TO PLANNING)

44/48 MARKET PLACE, INVERURIE, AB51 3XN



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 on street car parking provided directly outside the unit and generally within the town centre.

Nearby occupiers include; M&Co, Begg Shoes and Boots. A trader's plan is attached highlighting the exact location of the unit.

Description

The subjects comprise a traditional retail unit arranged over ground floor within a 2 storey and attic building, that has been extended to the rear. The ground floor provides a well configured retail area whilst there is also basic basement storage.

The unit also benefits from rear servicing and car parking.

Accommodation

Floor	Sq. Ft	Sq. M
Ground	3,929	365.00

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 £39,250

Based on a rate poundage of 0.498p this rateable value will result in an estimated rates liability in financial year 2020/21 of £19,546.

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

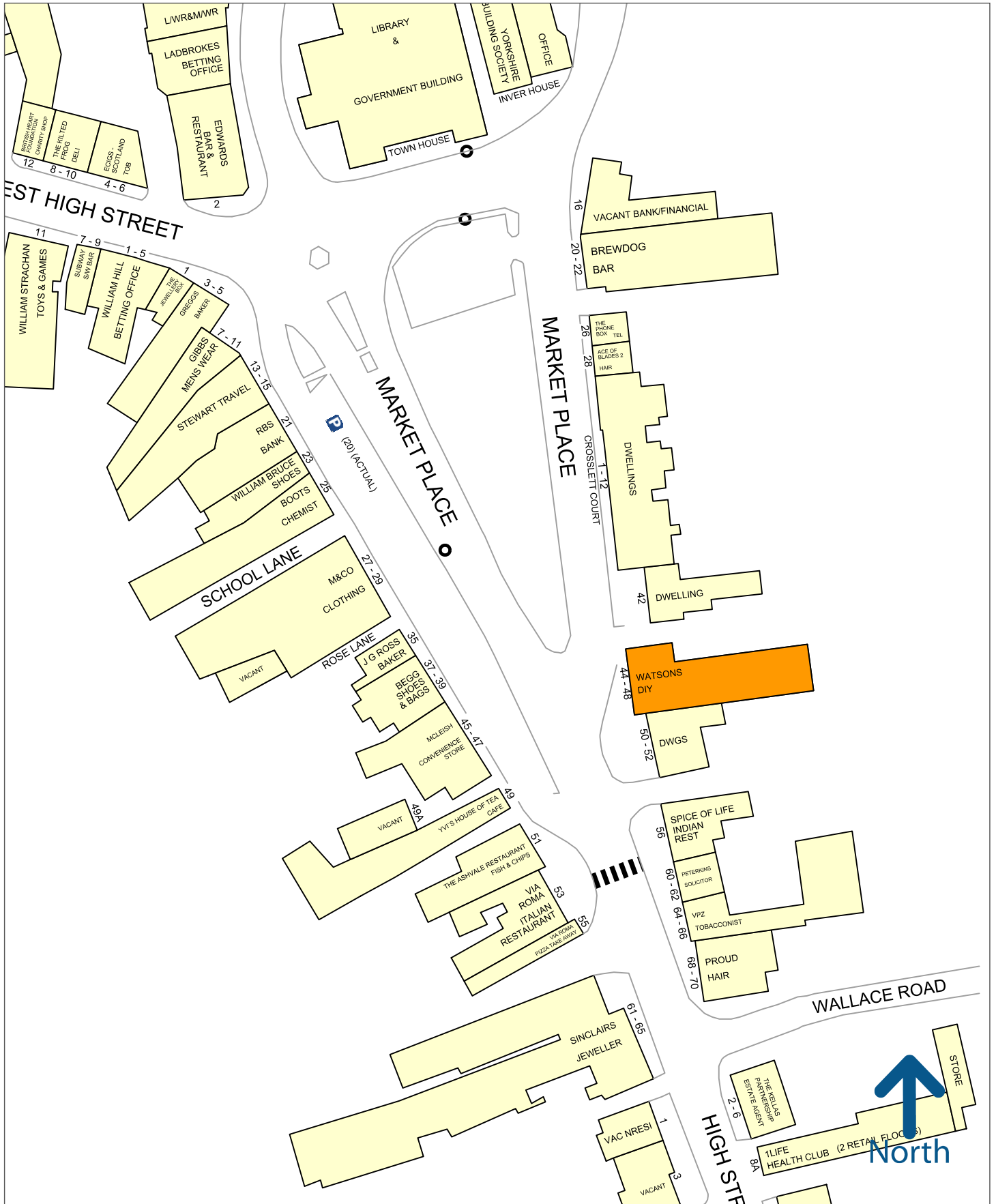
All viewing and further information is via the sole letting agents.

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Subject to Contract
Date: July 2021

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50 metres

Experian Goad Plan Created: 14/07/2021
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