

TO LET – COMPACT PRIME SHOP

**33 MARKET PLACE
INVERURIE
AB51 3PY**

LOCATION

Inverurie, population 12,000 approx. and catchment 70,000 approx. is a prosperous Aberdeenshire town. It is an important service and administration centre for a large predominantly agricultural hinterland and is located approximately 27km (15/17 miles) northwest of Aberdeen on the B9001, just off the A96. The town has a rail link to Aberdeen and is only 13 miles from Aberdeen Airport with international connections.

SITUATION

Market Place is the prime retail location in the town. The property is situated on the west side of the street at its junction with Rose Lane. Ross Baker, M & Co, Boots, RBS, Greggs, Begg Shoes and McLeish convenience store are all in the immediate vicinity.

DESCRIPTION

The subjects comprise a compact shop with a front single storey section together with part ground and part lower ground of a 2 storey building to the rear and entering from Rose Lane.

ACCOMMODATION

The main dimensions and net internal areas are as follows:

Gross Frontage:	5.80 m	(19' 2")
Internal Width (average):	4.46 m	(14' 7")
Shop Depth:	11.93 m	(39' 2")
Ground Floor Net:	45.99 m ²	(495 ft ²)
Lower Ground Store:	15.28 m ²	(165 ft ²)

LEASE TERMS

The property is offered on a new FRI lease subject to periodic rent review. Early entry is available.



RATING

To be re-assessed.

ENERGY PERFORMANCE CERTIFICATE

A copy will be provided to interested parties.

RENT

Offers in the region of £16,000 per annum are invited.

VAT

VAT will be charged at the current rate.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in a transaction, with the ingoing tenant being responsible for LBTT, registration dues and VAT.

MONEY LAUNDERING REGULATIONS

To comply with Money Laundering Regulations we are legally required to undertake due diligence on prospective purchasers/tenants which will at a minimum include proof of identity/address and funding. Applicable documentation will therefore be required on agreement of Heads of Terms.

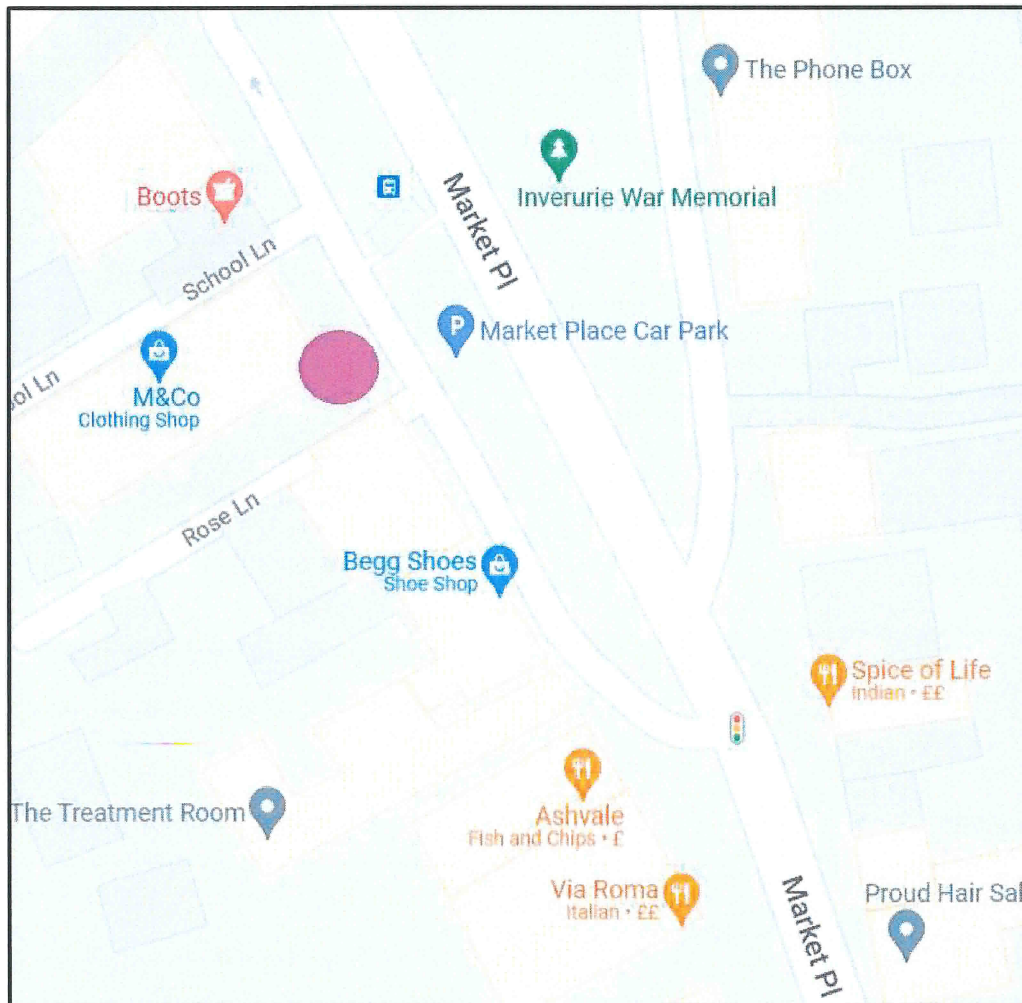
VIEWING/FURTHER INFORMATION

Strictly through the joint agents:

Breck Property Consultants
Alan B W Stewart
0141 229 5494
alan@breckpc.co.uk

WBF
David Rooney
07831 489379
david@wbf.co.uk

LOCATION PLAN



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The information contained within these particulars has been checked, and unless otherwise stated, is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outwith our control.

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