

DM HALL

For Sale / May Let

**Retail Unit With Class
3 (Food & Drink)**

**Unit 2 Burn Lane,
Inverurie,
AB51 4UZ**



**61.54 sq m
(662 sq ft)**

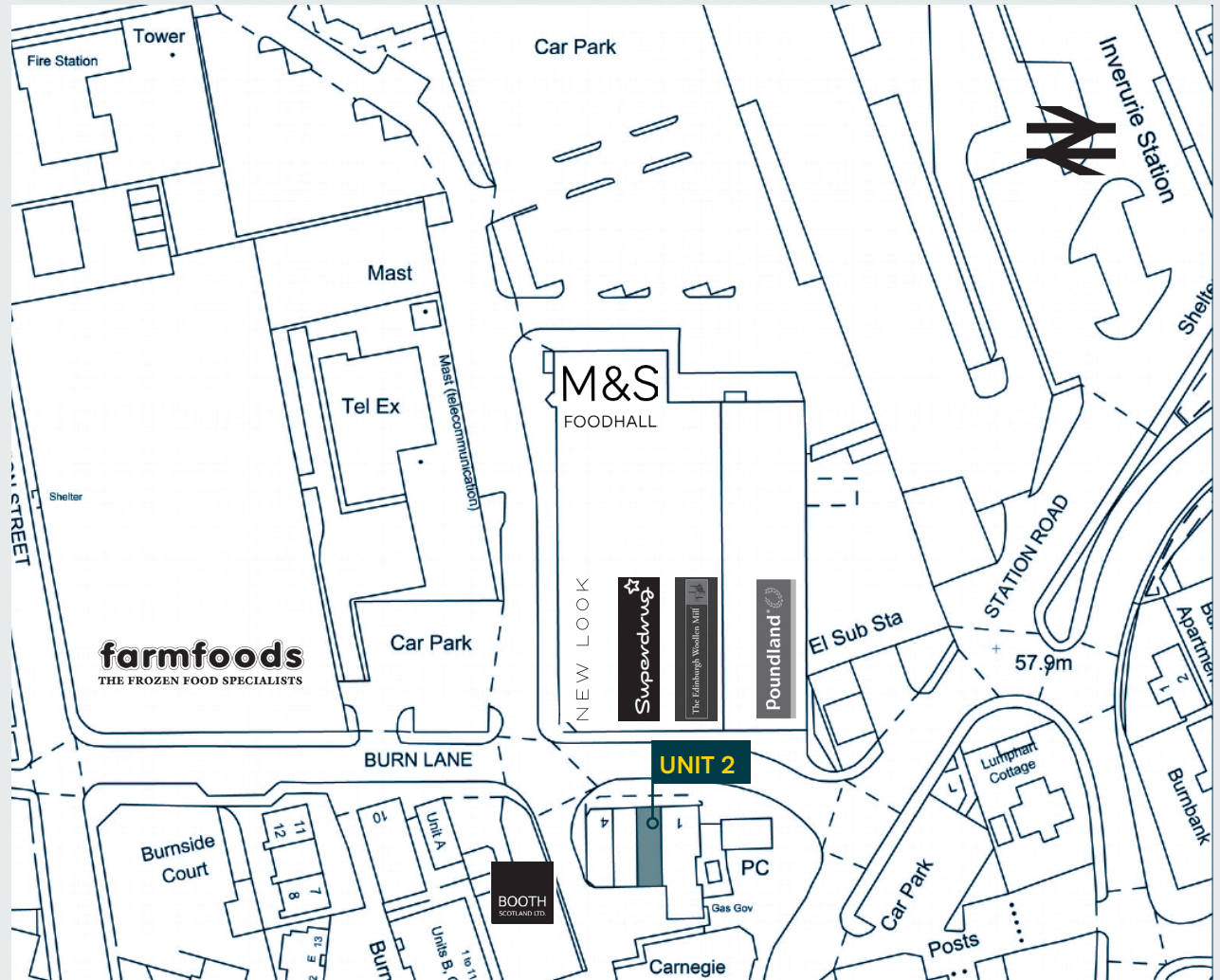
Property Details

- PRIME LOCATION OPPOSITE STATION SQUARE AND NEARBY TO M&S FOOD, FARMFOODS AND THE GARIOCH CENTRE.
- CLASS 3 (FOOD & DRINK) CONSENT
- £215,000
- £18,500 PER ANNUM

LOCATION

The property is located within the popular town of Inverurie which is located just off the A96 trunk road around 16 miles to the north west of Aberdeen.

More particularly, the property is located on the south side of Burn Lane within the heart of Inverurie town centre, forming part of an established retailing location directly opposite the Station Square Development which includes a range of national traders including Poundland, Edinburgh Woolen Mill, New Look and Superdrug. The Garioch Shopping Centre is located a short distance to the north as is a Marks and Spencer Food Hall and a new Farmfoods supermarket which remains under construction.



Property Details

DESCRIPTION

The property comprises a single storey ground floor retail unit which forms part of a small parade of retail units. The roof sections over are partly pitched, hipped and incorporate a large central flat section which is understood to be laid in mineral felt.

The property benefits from a large, glazed display frontage onto Burn Lane that includes signage above.

Internally, the unit has been fitted for use as a café that includes ancillary staff accommodation to the rear, including toilets and storage.

ACCOMMODATION / FLOOR AREAS

The property provides the following accommodation and floor areas, measured in accordance with the RICS Code of Measuring Practice (Sixth Edition)

Floor	Accommodation	sq m	sq ft
Ground	Servery, seating area, kitchen & toilets	61.54	662

DM HALL



Regulated by
RICS

SERVICES

Mains, electricity, water and drainage are installed.

PROPOSAL

Offers in excess of £215,000 are invited for our client's heritable interest in the property. Alternatively, our client may consider letting the property at a rent of £18,500 per annum.

RATING ASSESSMENT

The property is currently listed within the Valuation Roll as having a rateable value of:

£17,250

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of D [53].

Full documentation is available upon request.

Make an enquiry

Christopher.Paul@dmhall.co.uk
07780 601 258

Stuart.Johnston@dmhall.co.uk
07913 046 226

VAT

The property is not opted to tax thus no VAT will be payable on the purchase price or rent.

ENTRY

Entry is available from October 2024

LEGAL COSTS

Each party will be responsible for their own legal costs. Any incoming purchaser or tenant will be responsible for the payment of LBTT and registration dues.

DM Hall Commercial Department
4-5 Union Terrace
Aberdeen AB10 1NJ

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