

Unit 3 Burn Lane,
Inverurie,
AB51 4UZ



61.46 sq m
(662 sq ft)

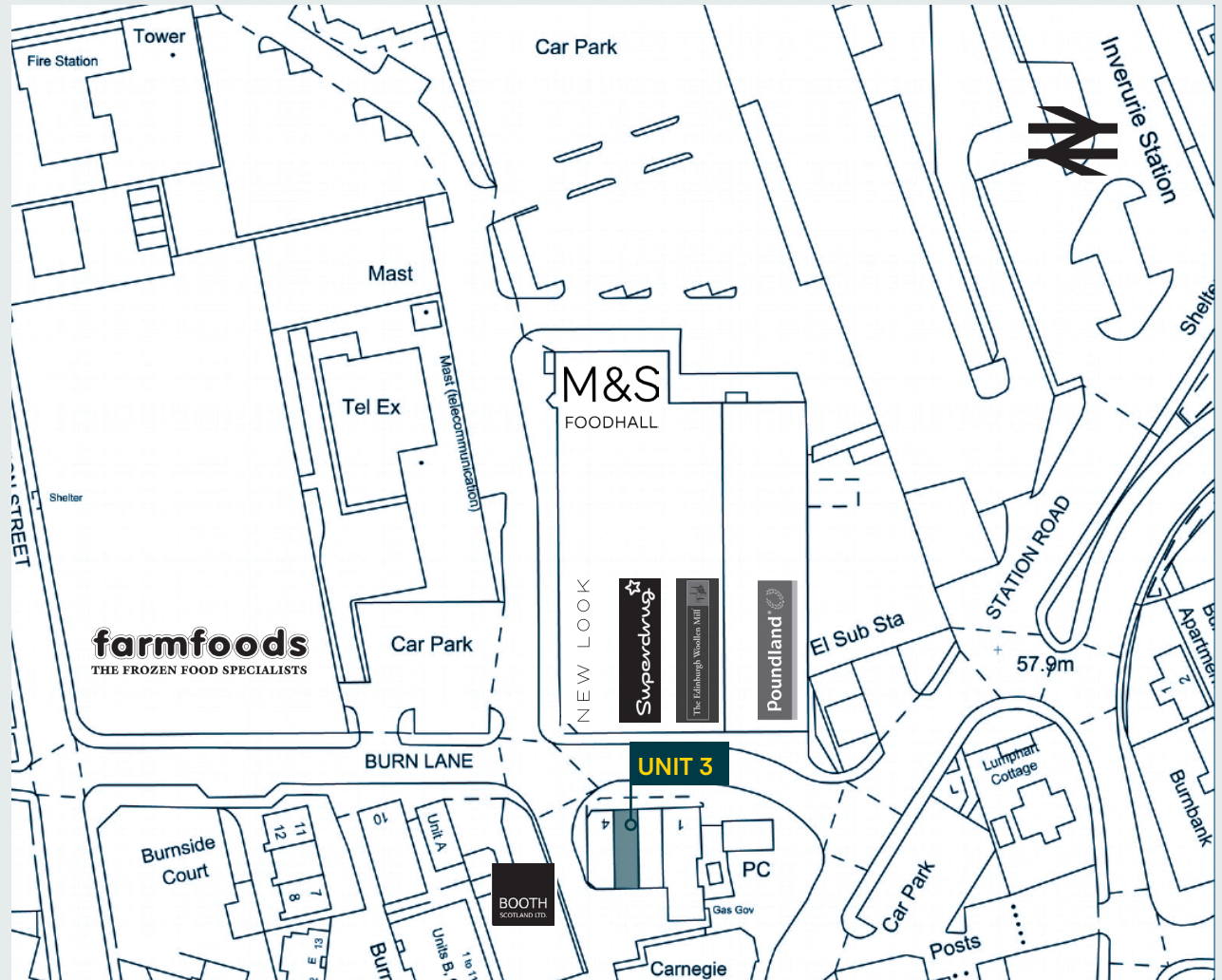
Property Details

- PRIME LOCATION OPPOSITE STATION SQUARE AND NEARBY TO M&S FOOD, FARMFOODS AND THE GARIOCH CENTRE
- EPC RATING OF B [22]
- LET UNTIL 31 MAY 2025
- TENANT IN OCCUPATION SINCE 1987
- ASSET MANAGEMENT OPPORTUNITY
- PASSING RENT: £18,500 PER ANNUM
- £215,000 REFLECTING A NIY OF 8.43%
- VAT FREE INVESTMENT

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 comprises a large open retail unit area with 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	Shop floor, kitchen & toilets	61.46	662

SERVICES

Mains, electricity, water and drainage are installed.

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TENANCY DETAILS

The property is let on a Full Repairing and Insuring Lease to Alison Grosle (T/A Headline Hair Studio) until 31st May 2025. The passing rent is £18,500 per annum.

The tenant has been in occupation since 1987 demonstrating their commitment to the property.

A copy of the lease can be provided on request.

RATING ASSESSMENT

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

£17,500

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of B [22].

Full documentation is available upon request.

PROPOSAL

£215,000 is invited for our client's heritable interest in the property, reflecting a Net Initial Yield of 8.43% following the deduction of purchaser's costs.

LEGAL COSTS

Each party will be responsible for their own legal costs. The purchaser will be responsible for the payment of LBTT and registration dues.

VAT

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

Make an enquiry

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