

# Ryden

## LEASE FOR SALE

GROUND FLOOR RETAIL UNIT  
57 SQ M (619 SQ FT)



**69 KING STREET  
INVERBERVIE  
DD1 0RB**

**SUITABLE FOR A  
VARIETY OF USES,  
SUBJECT TO PLANNING**

**AVAILABLE  
FOR IMMEDIATE  
OCCUPATION**

**RATES FREE FOR  
QUALIFYING TENANTS**

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## LOCATION

Inverbervie is a small town situated approximately 10 miles south of Stonehaven and 25 miles south of Aberdeen. The town occupies an elevated position overlooking the Bervie River and North Sea and is accessed from the north by the A92 via the Jubilee Bridge. The town has a population of around 2,640 and has a number of local amenities including a medical centre, primary school, hotels, sports hall, local shops and other community amenities.

The subject property is located on the west side of King Street in the block bounded by Church Street to the north and Aberdour Place to the south. King Street is the main commercial thoroughfare of Inverbervie with the main retail pitch on King Street running between Market Square and Kirkburn. Surrounding properties comprise mainly of retail and office premises at ground floor level with residential above.

## DESCRIPTION

The subjects are fitted as a Veterinary Clinic and are arranged to provide a waiting room/ reception, surgery/consultation room with storage and WC facilities to the rear.

## ACCOMMODATION

The subjects have the following approximate areas:-

DESCRIPTION	SQ M	SQ FT
GROUND FLOOR	57	619

## EPC

The EPC rating is E. A copy of the certificate is available upon request.

## LEASE TERMS

The subjects are held on a lease on Full Repairing and Insuring terms until expiry on 30th April 2032. The lease incorporates rent reviews in April 2026 and 2029. The current passing rental is £7,899.98 per annum.

## RV

The subjects are currently entered in the Assessor's Valuation Roll as having an RV of £4,800. The current UBR (2023/2024) for properties with an RV under £51,000 is £0.498.

However, under the Small Business Scheme, properties with an RV below £12,000 may qualify for 100% relief on rates payable, depending on individual circumstances.

## PLANNING

The subjects have a Class 1A (retail) use, however other uses will be considered subject to planning.

## ENTRY

Immediate

## VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending tenant must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred, with the tenant being responsible for any Land & Buildings Transaction Tax, recording dues and VAT as applicable.

LOCATED ON THE WEST SIDE OF KING STREET IN THE BLOCK BOUNDED BY CHURCH STREET TO THE NORTH AND ABERDOUR PLACE TO THE SOUTH



# LEASE FOR SALE

**FORMER VET  
SURGERY**

**57 SQ M (619 SQ FT)**



**69 KING STREET  
INVERBERVIE  
DD1 0RB**

# GET IN TOUCH

Please get in touch with our selling agent for more details.

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**Ryden**

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# Ryden

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The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives /exchange, required to enable the agents to meet their respective obligations under the Regulations. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty what ever in relation to this property. **February 2024**

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