



**RETAIL & RESIDENTIAL  
INVESTMENT**

**DM HALL**  
CHARTERED SURVEYORS



# FOR SALE

## RETAIL & RESIDENTIAL INVESTMENT

4 & 4a Victoria Street, Inverurie, AB51 3QS

Close to Inverurie Academy

Rent: £23,700 pa

NIY 7.18%

Offers in the Region of: £320,000



[dmhall.co.uk](http://dmhall.co.uk)

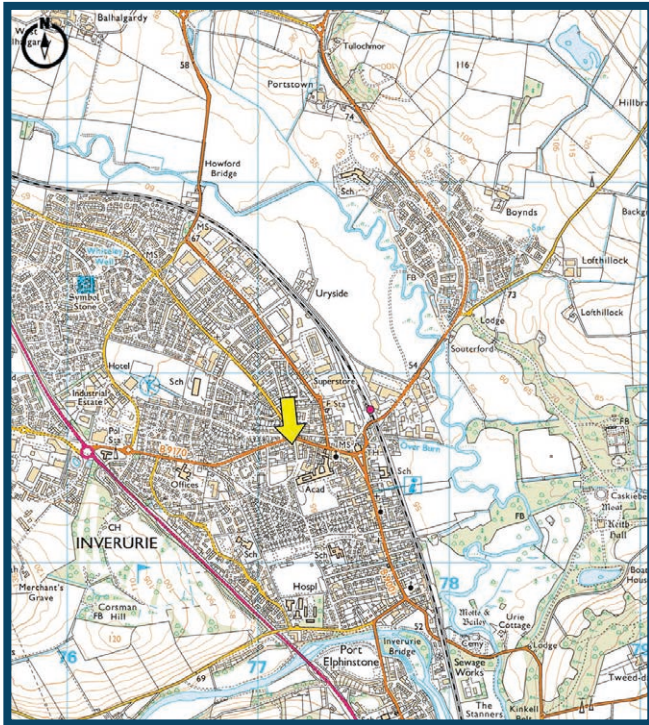
**Commercial Department**  
4-5 Union Terrace, Aberdeen, AB10 1NJ  
01224 594172

## LOCATION

Inverurie is a popular Aberdeenshire town located approximately 15 miles to the north west of Aberdeen and adjacent to the A96 Aberdeen to Inverness road.

The subjects are located in the town centre on the north side of Victoria Street close to its junction with West High Street. Surrounding occupiers are mainly residential in nature however Inverurie Academy is located a short distance up Victoria Street and the premises are close to the busy retail thoroughfare of West High Street.

The approximate location is highlighted on the undernoted plan:-



## DESCRIPTION

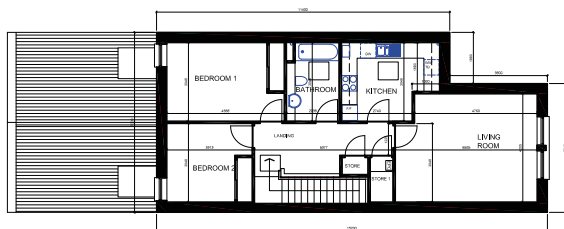
The property comprises a retail unit forming the ground floor of a modern, detached two storey building of stone construction, partly rendered under a pitched and slated roof. The upper floor is in residential use.

The property benefits from a modern full height timber framed shop front.

Internally the unit is finished to a high standard with carpeted floor, plasterboard walls and ceiling and fluorescent light fittings.

The accommodation comprises sales/office area, kitchen and w/c facilities.

The residential accommodation comprises a modern two bedroom first floor flat. The tenant has been in occupation since 2015 with a passing rent of £725 pcm.



FIRST FLOOR FLAT

## FLOOR AREAS

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

Retail:	99.06 sq m	(1,067 sq ft)
Residential:	83.00 sq m	(893 sq ft)

## TENANCY DETAILS

The ground floor retail unit is let to Town and Country Leasing Ltd on a full repairing and insuring lease expiring on 28th February 2022. The current rent passing is £15,000 per annum.

The flat is currently passing at £725 pcm, let on a separate lease.

## RATING ASSESSMENT

We understand from the Scottish Assessors Association that the subjects have the following rateable value with effect from 1st April 2017.

Rates:	£15,500
Council Tax:	Band 'D'

The Uniform Business Rate for the year 2018/19 is 0.48p in the £. Water and waste water rates are also payable.

## TENURE

The property is held on heritable (freehold) tenure

## ENERGY PERFORMANCE CERTIFICATE

The commercial property has an energy performance rating of 'D'

The residential property has an energy performance rating of 'B'

Full documentation is available on request.

## PRICE

Offers in the region of £320,000 are sought for our clients heritable interest in the subjects.

## VAT

All prices quoted are exclusive of VAT which may be applicable.

## LEGAL COSTS

Each Party will bear their own costs in relation to the transaction. The purchaser will be responsible for the payment of any LBTT and registration dues as appropriate.

## CLOSING DATE

Whilst a closing date may not necessarily be set, any interested parties are recommended to note their interest in writing to the sole selling agents.

## VIEWING AND OFFERS

All offers should be submitted in writing to the sole agents who will also make arrangements to view.

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Aberdeen  
AB10 1NJ

Tel: 01224 594172

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## IMPORTANT NOTE

DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

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