



33/33A WEST HIGH STREET, INVERURIE, AB51 3QQ

STAFF UNAWARE - CONFIDENTIAL

- **RENTAL: £30,000 PER ANNUM**
- **NIA: 174.74 SQ.M (1,881 SQ.FT)**
- **TOWN CENTRE LOCATION**

VIEWING & FURTHER INFORMATION:

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LOCATION:

The subjects are located on the south side of West High Street, close to its junction with Chelsea Place, within the heart of Inverurie town centre. West High Street forms one of the principle retailing areas within the town centre, and the subjects are located on the edge of what would be considered the prime retailing pitch of the town. Surrounding occupiers at ground floor are predominantly commercial/retail in nature, whilst the first floor areas are a mixture of commercial/office occupiers and residential flatted accommodation.

The Ordnance Survey extract overleaf is for identification purposes only.

DESCRIPTION:

The subjects comprise the ground floor of a one and a half storey property fronting West High Street and also includes a single storey extension to the rear together with a number of car parking spaces.

The main building is of pointed stonework construction and has a pitched and slated roof over incorporating a number of additional pitches. The rear extension is of a mixed construction whilst the roof over is primarily pitched, hipped and laid in slate. There is also a small section which houses the rear lobby and W.C. facilities which is of block and harled construction with a flat mineral felt roof over.

The subjects have recently been refurbished to a high standard to form a café at the front with the post office at the rear. As part of this refurbishment a new frontage was installed to the property which has significantly enhanced the property. Access to the property is via a recessed aluminum glazed door however additional access for deliveries/staff can be found to the rear within the car park.

The property is laid out to provide a coffee shop for approximately forty covers within the front section which also provides a prep/kitchen delivery area, servery/display area, staff room, safe and two W.C.'s. Within the rear section of the property the retail area for the post office along with the post office itself can be found. Additional staff and W.C. facilities are also provided here.



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ACCOMMODATION:

The subjects provide the following accommodation:-

ACCOMMODATION	M ²	FT ²
Ground Floor Sales, Retail/Staff	174.74	1,881

The foregoing areas have been calculated on a net internal area basis in accordance with the Code of Measuring Practice (Sixth Edition) as prepared by the RICS.

RENTAL:

A rental of £30,000 per annum is sought. As is standard practise this will be payable quarterly in advance. The Post Office contract can be offered to an ingoing tenant if required.

LEASE TERMS:

Our clients are seeking to lease the premises on Full Repairing and Insuring terms. Any medium to long term lease durations will be subject to periodic upward only rent review provisions.

RATING:

The subjects are currently entered into the Valuation Roll at a Rateable Value of £35,500 per annum. We would point out that an incoming occupier would have the opportunity to appeal this Rateable Value.

ENERGY PERFORMANCE CERTIFICATE:

The subjects have a current Energy Performance Rating of G.

Further information and a recommendation report is available to seriously interested parties on request.

VAT:

All rents, prices, premiums etc., are quoted exclusive of VAT.

LEGAL COSTS:

Each party will be responsible for their own legal costs incurred with the ingoing occupier being responsible for any Registration Dues and LBTT where applicable.



VIEWING:

For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors
35 Queens Road
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