

TO LET

Office Premises

Suitable for alternative uses to include beautician and gym uses (subject to planning)

Size – 129.40 SQM (1,393 SQFT)

5 Car Parking Spaces

Rental – £15,000

4 ST JAMES'S PLACE, INVERURIE, AB51 3UB

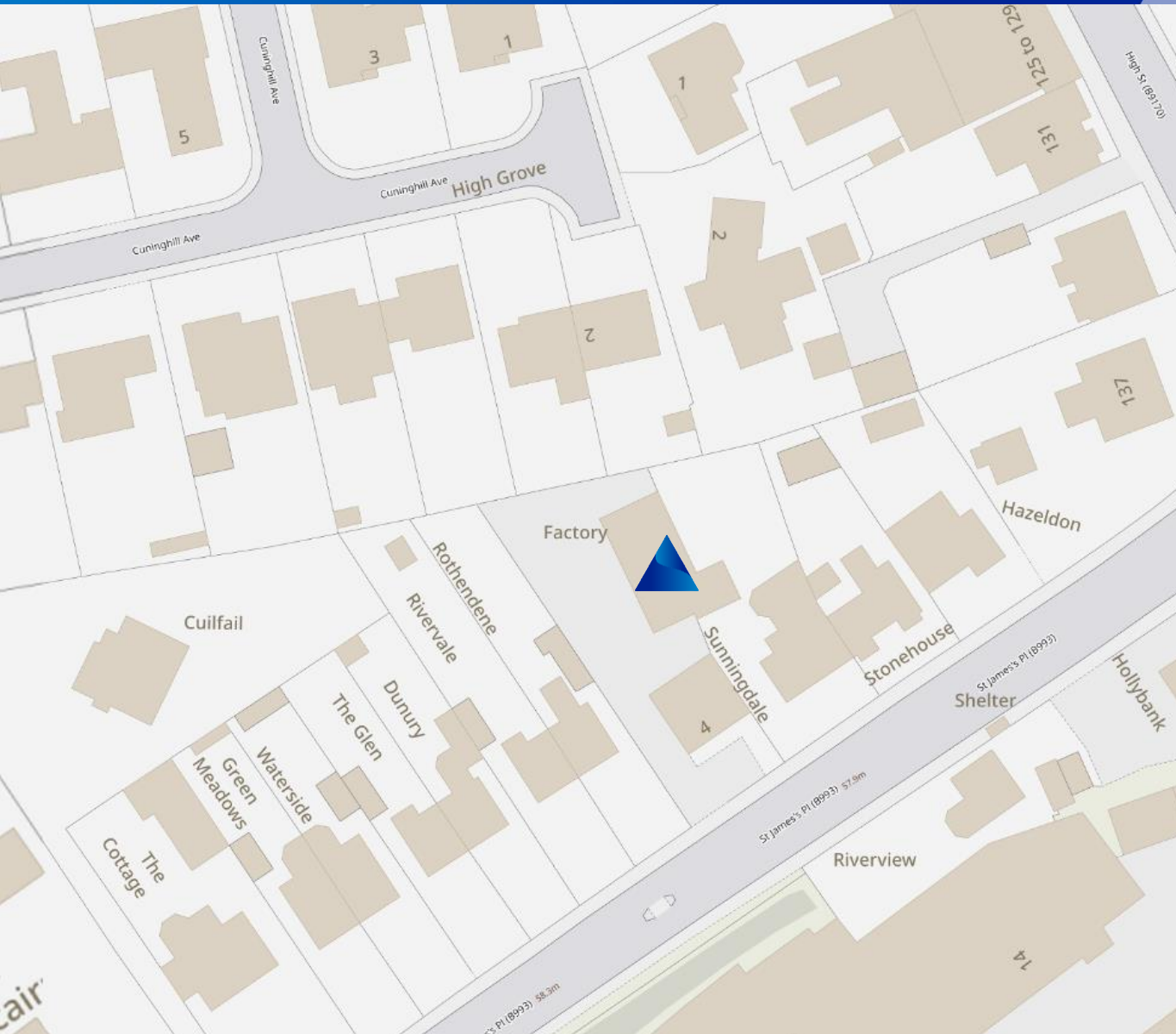
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Location

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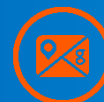


The subjects are located within the town of Inverurie, which stands around 16 miles northwest of Aberdeen. The town has a developing population base and serves as a major service and employment centre for the Garioch area and, in addition as a popular commuter town to the city, given its proximity to the A96 roadway.

The subjects themselves are located on the north side of St James's Place with the street serving as a main route into the town centre itself. The premises are located between the junctions of Elphinstone Road and St Marys Place.

The area is mixed use in nature with commercial uses and residential all being in close proximity.

Office Premises



FIND ON GOOGLE MAPS



Description

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The subjects comprise a single storey, semi-detached building of rendered blockwork construction with a profile metal sheet roof. The premises benefit from three separate entrances to the main elevation with glazed windows providing natural light to the subjects.

Internally, the building comprises of predominantly open plan office accommodation with private offices along with kitchen and w.c. facilities.

The premises are generally carpeted throughout, the walls are plaster and painted with a suspended ceiling installed incorporating recessed strip lighting.

Heating is provided by electric heaters.

The landlord will replace the carpets or install vinyl to the tenant's requirements and will replace the lighting if LED fittings.

Car Parking

The premises benefit from 5 car parking spaces.





Accommodation

	m ²	ft ²
Ground Floor	129.40	1,393

The above floor areas have been calculated on a Gross Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

Rental

£15,000 exclusive of VAT.

Lease Terms

The premises are available on the basis of a new lease of negotiable duration.

Rateable Value

The Rateable Value for the property as of 1st April 2026 is shown on the Scottish Assessors' website as £14,750.

An ingoing occupier will have the opportunity to appeal this figure.

Energy Performance Certificate

The subjects currently have an EPC rating of '...'.

Further information and a recommendations report are available to seriously interested parties upon request.

VAT

All figures quoted are exclusive of VAT at the prevailing rate.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction. The ingoing tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

Get in Touch

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



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Shepherd Chartered Surveyors

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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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