

TO LET / FOR SALE

Retail Unit

Located in a popular retail
parade

Size: 271.87 SQM (2,926 SQFT)

Rental: £32,000 per annum

Price: £325,000



FIND ON GOOGLE MAPS

UNIT 1, GARIOCH CENTRE CONSTITUTION STREET, INVERURIE, AB51 4UY

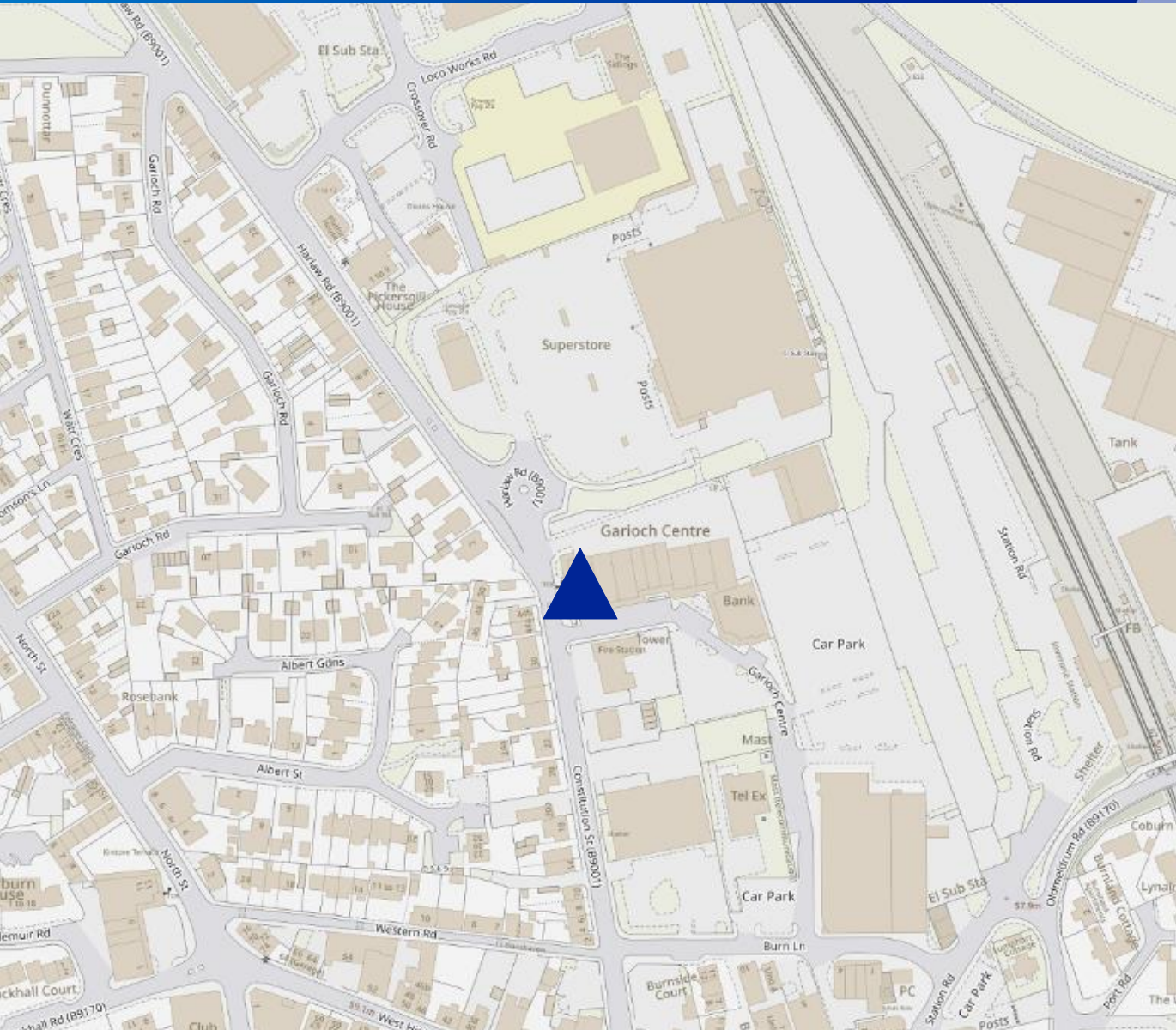
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Location

UNIT 1, GARIOCH CENTRE, CONSTITUTION STREET, INVERURIE, AB51 4UY



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 situated to the east of Constitution Street, contained within the Garioch Shopping Centre, a purpose-built shopping parade lying to the north of the main town centre area. Surrounding occupiers are in a mix of commercial and residential uses. Commercial occupiers within the shopping parade include Cardzone, Barnardo's and Domino's.

Retail premises



Description

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The subjects comprise a single storey and attic, end-terraced retail unit contained within a parade of similar units. The subjects are of steel frame construction, with the external walls finished in a mix of facing brick and harling to the rear. The subjects benefit from a return frontage, comprising single-glazed and timber-framed windows, with traditional signage fascia above.

Internally, the subjects are arranged over two floors, with the ground floor providing an open plan retail space to the front with ancillary staff accommodation to the rear. The first floor provides further ancillary accommodation, currently used as a workshop/stockroom.

| | m ² | ft ² |
|---------------------|----------------|-----------------|
| Ground Floor | 214.99 | 2,314 |
| First Floor | 56.88 | 612 |
| Total | 271.87 | 2,926 |

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



The Detail

UNIT 1, GARIOCH CENTRE, CONSTITUTION STREET, INVERURIE, AB51 4UY

Rental

£32,000 per annum exclusive of VAT and payable quarterly in advance.

Price

£325,000 exclusive of VAT at the prevailing rate.

Lease Terms

The premises are available on the basis of a new lease of negotiable duration, with flexible lease terms available.

Rateable Value

The Rateable value as of 1st April 2026 for the subjects is shown on the Scottish assessors' website as £31,750 per annum.

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 purchaser/tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

Energy Performance Certificate

The subjects have a current Energy Performance Certificate Rating of D

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

Get in Touch

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



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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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