

TO LET



Office Suite with Parking

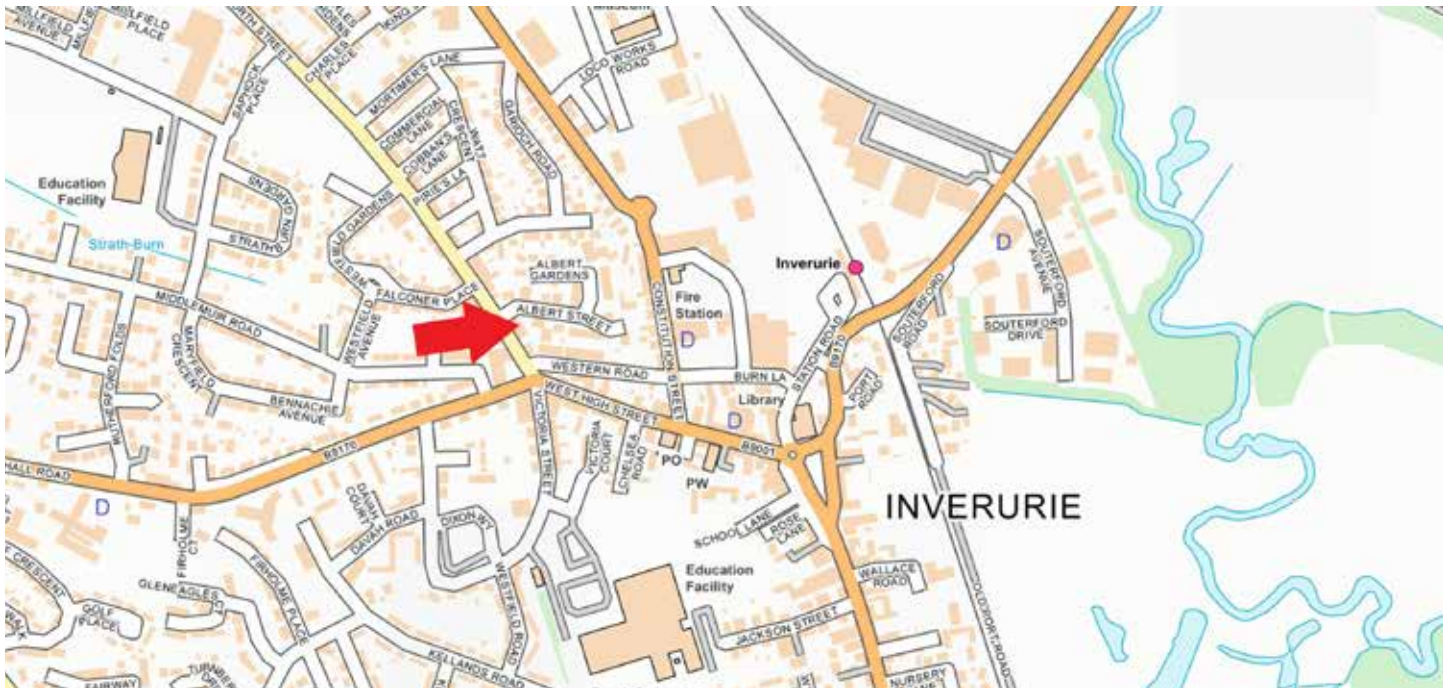
Inverurie, 8 North Street, AB51 8QRX

47.44 sq m (501 sq ft)

- Rent £7,500 per annum
- Available for negotiable duration
- Air Conditioning
- VAT Free

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LOCATION

Inverurie is a prosperous market town situated approximately 16 miles north west of Aberdeen. The town has a population of around 15,000 and has an established and vibrant retail centre. The property is situated within Inverurie town centre on the corner of North Street and Albert Street, close to its junction with West High Street. North Street is one of the main arterial routes into the town centre.

The exact location can be seen on the above plan.

DESCRIPTION

The property comprises first floor office suites which forms part of an attractive two storey building of traditional granite block construction under a pitched and slated roof. The suites have a shared access from Albert Street. Internally, the suite consists of two large private offices together with shared kitchenette and male & female toilets. Finishes comprise carpet tiled flooring, papered and painted walls, a suspended acoustic tiled ceiling with inset Cat 2 fluorescent light panels, ceiling mounted air conditioning units. Heating is by way of electric panel radiators and the property has UPVC double glazed windows.

The suite benefits from high levels of natural light and 1 parking space at the rear of the building.

FLOOR AREAS

The floor areas were measured in accordance with the RICS Code of Measuring Practice [6th edition]

Description	sq m	sq ft
1st Floor Suite 1	28.74	309
1st Floor Suite 2	18.70	201

LEASE TERMS

The suites are available for a negotiable lease duration.

RENT

Offers over £7,500 per annum

RATEABLE VALUES

The combined rateable value for suites 1 & 2 is £6,700 with effect from 1st April 2026.

The Uniform Business Rate for the year 2026/2027 is 48.1p in the £. Water and waste water rates are also payable.

The ingoing occupier may qualify for 100% relief through the Small Business Bonus Scheme.

VAT

The property has not been opted to tax so no VAT is payable on the rent.

SERVICE CHARGE

A service charge will apply for the management of the common parts. Further information is available from the letting agents.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of G.

A copy of the EPC and recommendation report is available upon request.

ENTRY

On conclusion of all legalities

ANTI-MONEY LAUNDERING

In accordance with AML regulations, any tenant will be required to provide proof of identity, address and source of funds once an offer is accepted.

LEGAL COSTS

Each party to bear their own costs in relation to the transaction. The ingoing occupier will be responsible for payment of LBTT and registration dues if applicable.

OFFERS / VIEWING

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

Contact

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