

DM HALL

For Sale

Retail Investment

Unit 4 Burn Lane,
Inverurie,
AB51 4UZ



60.34 sq m
(649 sq ft)

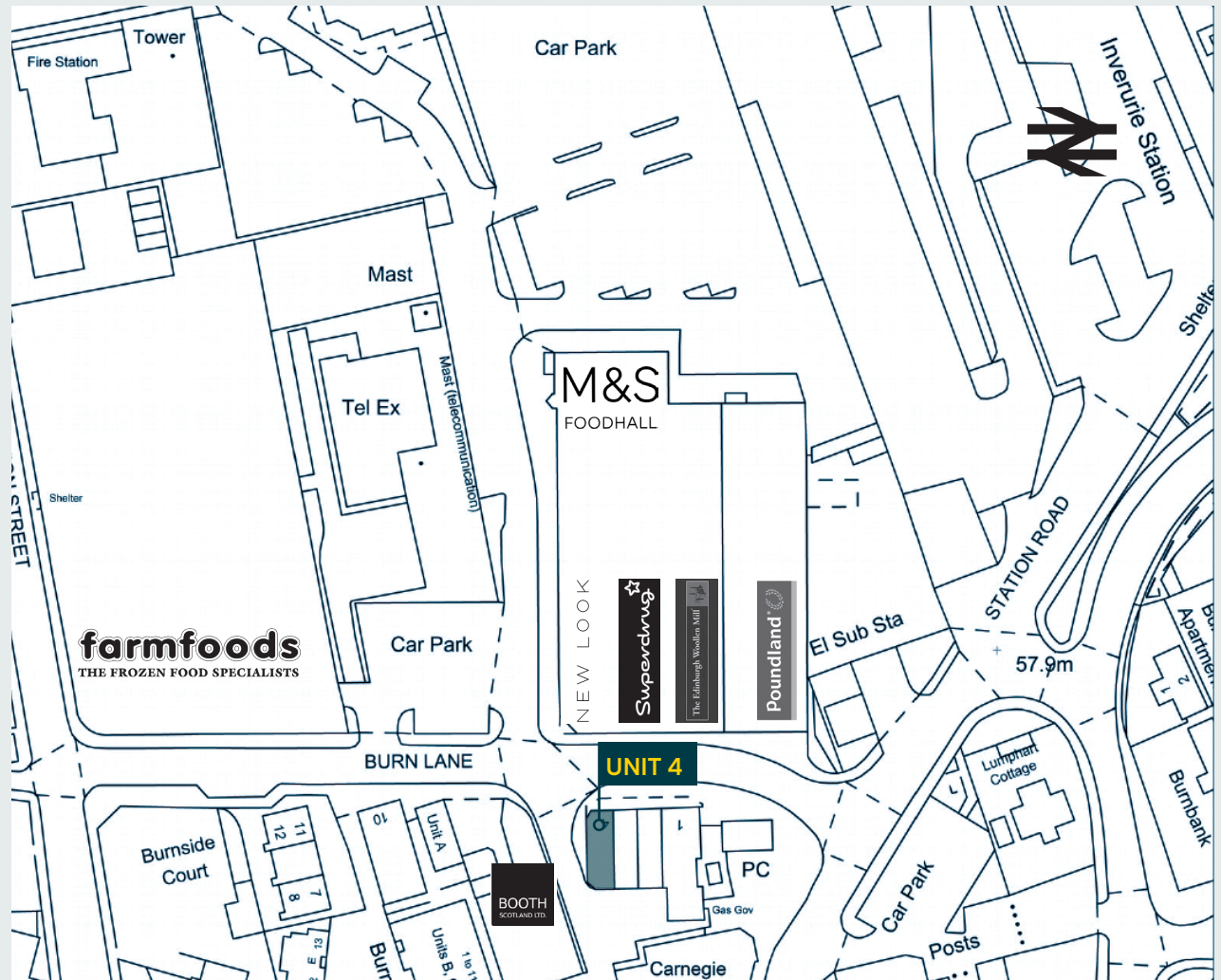
Property Details

- PRIME LOCATION OPPOSITE STATION SQUARE AND NEARBY TO M&S FOOD, FARMFOODS AND THE GARIOCH CENTRE
- VAT FREE INVESTMENT
- ASSET MANAGEMENT OPPORTUNITY
- PASSING RENT: £18,500 PER ANNUM
- £215,000 REFLECTING A NIY OF 8.43%
- EPC C (33)

LOCATION

The property is located within the popular town of Inverurie which is located just off the A96 trunk road around 16 miles to the north west of Aberdeen.

More particularly, the property is located on the south side of Burn Lane within the heart of Inverurie town centre, forming part of an established retailing location directly opposite the Station Square Development which includes a range of national traders including Poundland, Edinburgh Woolen Mill, New Look and Superdrug. The Garioch Shopping Centre is located a short distance to the north as is a Marks and Spencer Food Hall and a new Farmfoods supermarket which remains under construction.



Property Details

DESCRIPTION

The property comprises a single storey ground floor retail unit which forms part of a small parade of retail units. The roof sections over are partly pitched, hipped and incorporate a large central flat section which is understood to be laid in mineral felt.

The property benefits from a large, glazed display frontage onto Burn Lane that includes signage above.

Internally, the unit comprises a large open retail unit area with ancillary staff accommodation to the rear, including toilets and storage.

ACCOMMODATION / FLOOR AREAS

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

Floor	Accommodation	sq m	sq ft
Ground	Shop floor, kitchen & toilets	60.34	649

DM HALL



Regulated by
RICS

SERVICES

Mains, electricity, water and drainage are installed.

TENANCY DETAILS

The property is let on Full Repairing and Insuring Terms to Belleza Beauty Shop Ltd until 31st of January 2025. The passing rent is £18,500.

A copy of the lease can be provided on request.

RATING ASSESSMENT

The property is currently listed within the Valuation Roll as having a rateable value of:

£17,750

Make an enquiry

Christopher.Paul@dmhall.co.uk
07780 601 258

Stuart.Johnston@dmhall.co.uk
07913 046 226

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of C [33].

Full documentation is available upon request.

PROPOSAL

£215,000 is invited for our client's heritable interest in the property reflecting an Net Initial Yield of 8.43% following the deduction of purchasers costs.

LEGAL COSTS

Each party will be responsible for their own legal costs. The purchaser will be responsible for the payment of LBTT and registration dues.

VAT

The property is not opted to tax thus no VAT will be payable on the purchase price.

DM Hall Commercial Department
4-5 Union Terrace
Aberdeen AB10 1NJ

01224 594172

IMPORTANT NOTE: DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.