

DM HALL

To Let

Class 1A / Retail

**Unit C,
Burnside Court,
Inverurie,
AB51 3RY**



**84.17 SQM
(906 SQ FT)**

Property Details

- Modern, well-presented class 1A unit
- Centrally located in Inverurie, on the east side of Burnside Court
- Eligible for small business rates relief
- Rent: £16,000 per annum

LOCATION

The property is located within the popular town of Inverurie, more specifically the property is located to the east side of Burnside Court, which is situated between West High Street and Burn Lane.

Click on the icon below to see the properties' exact location on Google Maps.



DESCRIPTION

This open ground-floor unit forms part of a modern, terraced development.

Historically, the unit has been used as a retail space, office, and café, and would be well-suited to continuing in any of these uses (subject to planning, if required).

Internal features include:

- Large, double-glazed frontage
- Open-plan layout
- LED spot and pendant lighting
- Designated staff kitchen area
- Designated Male, Female and Disabled WC facilities

No dedicated car parking is included within the demise; however, on-street parking is available nearby.

Click on the icon below to view the property's video tour.



DM HALL



Regulated by
RICS

ACCOMMODATION

Ground Floor Retail Area 84.17 sqm (906 sq ft)

SERVICES

The property is served with mains electricity, gas and water with drainage being to the main public sewer.

LEASE TERMS

The subjects are currently let to Clan Cancer Support until 20 June 2027 on Full Repairing and Insuring terms.

Our client is looking to sub-let or assign their leasehold interest.

RENT

£16,000 per annum

ENERGY PERFORMANCE

TBC. Full documentation is available upon request.

NON DOMESTIC RATES

The property is currently listed within the Valuation Roll as having a ratable value of: £19,000

The Uniform Business Rates for the year 2024/2025 is 49.8p in the £.

Water and wastewater rates are also payable.

VAT

All prices quoted in this schedule are exclusive of VAT.



COSTS

Each party will be responsible for their own costs. Any ingoing tenant/occupier will be responsible for their own legal costs. Any ingoing occupier will be responsible for the payment of LBTT and registration dues.

ANTI-MONEY LAUNDERING

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on Purchasers. Once an offer has been accepted, the prospective Purchaser(s)/ Occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.

Make an enquiry

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