TO LET

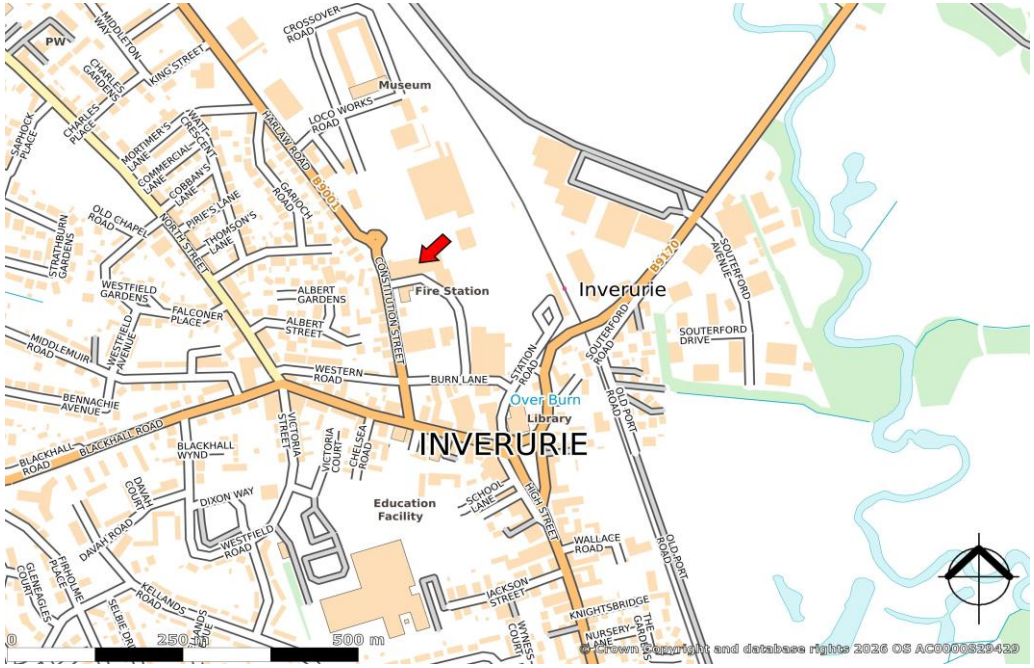
RETAIL UNIT IN INVERURIE

GRAHAM SIBBALD



Unit 4 Garioch Centre, Constitution Street, Inverurie, AB51 4UY

- Located in established retail parade
- High footfall area with car parking immediately available
- NIA: 97.73 Sq.m (1,119 sq.ft)



LOCATION

The subject property is situated within the Garioch Shopping Centre on Constitution Street, a short walk North of Inverurie town centre. Inverurie is an established town approximately 16 miles north-west of Aberdeen and readily accessible via the A96. With a population of approximately 15,000. Inverurie serves as a key commercial and residential centre for the surrounding area, benefiting from strong road and rail connections. Inverurie railway station is located close to the property and provides direct services to Aberdeen and destinations further north. Ample customer parking is available within the shopping centre, directly adjacent to the subject property.

Nearby occupier include Marks & Spencer Food Hall and Tesco. There are range of independent boutiques, restaurants and cafés in the town centre,

DESCRIPTION

The property comprises of a mid-terraced ground floor retail unit in the heart of Inverurie City Centre. To the front of the unit there is an open plan shop floor which benefits from large display windows facing Constitution Street. To the rear of the property there is an additional room which is currently being used as storage and office space. The property benefit from a kitchenette and WC facilities at the rear of the property.

ACCOMMODATION

The subjects have been measured on a Net Internal Basis in accordance with the RICS Code of Measuring Practice (Sixth Edition):

	Sq.m	Sq.ft
Ground Floor	97.73	1,119



RENT

£17,000 per annum exc.

LEASE TERMS

The property is offered on a Full Repairing and Insuring lease for a period to be negotiated

RATEABLE VALUE

The subjects are currently entered into the Valuation Roll with a Rateable Value of £14,000. The Uniform Business Rate for the year 2026 / 2027 is 48.1p in the £.

The property is eligible for partial rates relief under the Small Business Bonus Scheme resulting in an annual liability of £3,367.00

EPC

The property has an EPC rating of 'B'. Full documentation is available upon request

VAT

All figures quoted are exclusive of VAT which may be applicable.

LEGAL COSTS

Each party will be responsible for their own legal costs in connection with the lease with the ingoing tenant liable for LBTT and registration dues in the normal manner

To arrange a viewing please contact:



MOLLY PEETERS
Graduate Surveyor
molly.peeters@g-s.co.uk
07825 875 303



SHONA BOYD
Senior Surveyor
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07741 314 188

IMPORTANT NOTICE

1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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5. A list of Partners can be obtained from any of our offices. Date published: October 2026

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, persona and or detailed financial and corporate information will be required before any transaction can conclude.