

TO LET

Office Premises

Central Location

Flexible Lease Terms

2 Car Parking Spaces

Size – 45.82 SQM (493 SQFT)

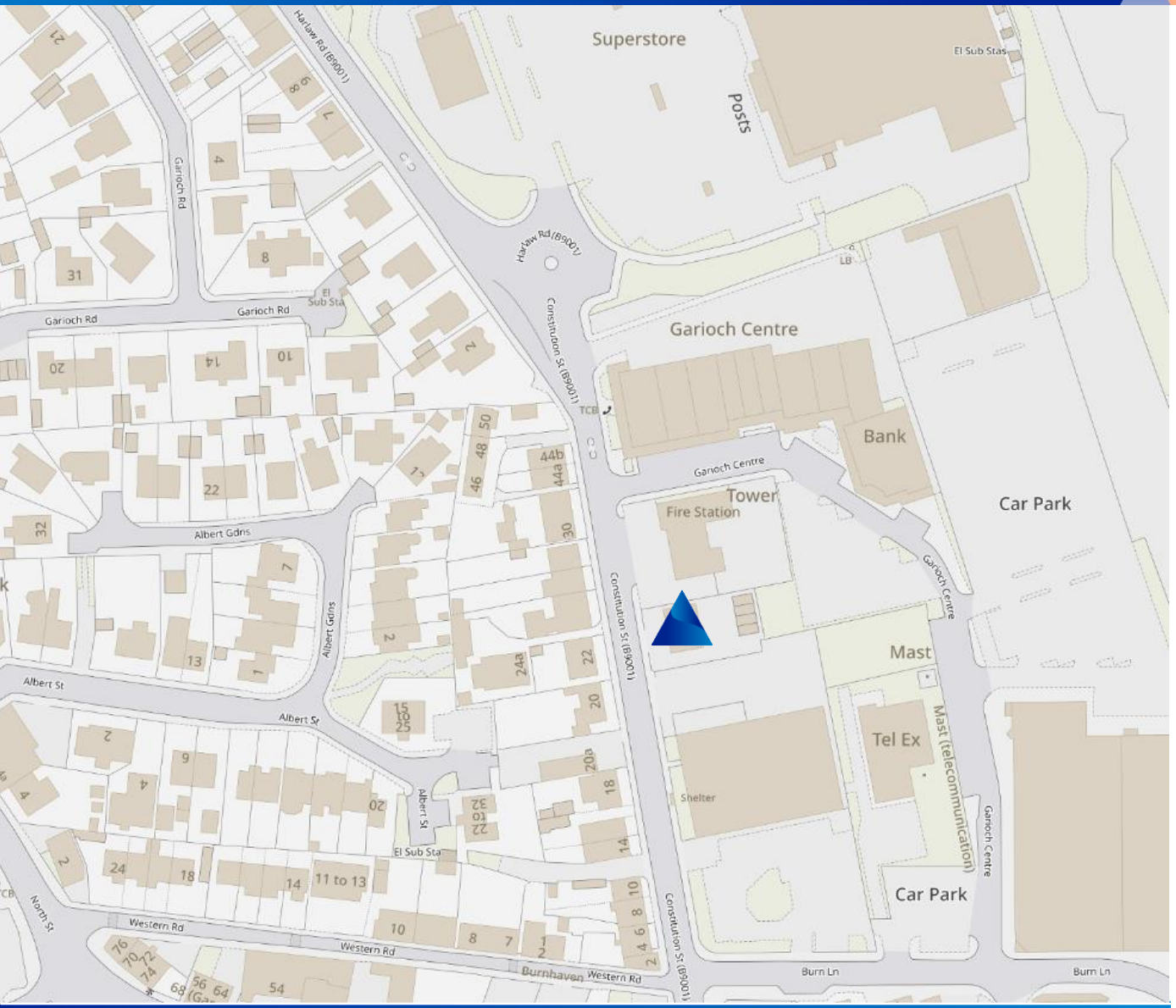
Rent - £8,000 per annum

SUITE 7C CONSTITUTION STREET, INVERURIE, AB51 4SQ

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Location



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 on Constitution Street, in close proximity to Garioch Shopping Centre and the main car parks for the town.

Surrounding occupiers in the area are in a mix of commercial and residential uses to include M&S, Farmfoods, Fennel Restaurant and Tesco.

First Floor Office Premises

FIND ON GOOGLE MAPS

The Detail

Description

The subjects comprises part of the first floor of a modern 2 storey property. The office is accessed from a central door and provides two private offices along with common kitchen and male and female w.c. facilities.

The premises have a laminate floor, plaster and painted walls and ceilings with lighting by means of fluorescent strip lighting. Heating is provided by a gas fired central heating system.

Car Parking

The premises benefit from 2 car parking spaces.

Accommodation

	m^2	ft^2
First Floor	45.82	493

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

Rent

£8,000 per annum.

Lease Terms

Flexible lease terms are available.

Rateable Value

The Rateable Value for the subjects as of 1st April 2026 is shown on the Scottish Assessors' website as £5,900.

The subjects would therefore be eligible for small business rates relief should a qualifying occupier be identified thus no rates would be payable.

Energy Performance Certificate

The subjects currently have an EPC rating of 'B'.

Further information and a recommendations report are available to seriously interested parties upon request.

VAT

No VAT is payable in addition to the rental.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction. The ingoing tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

Get in Touch

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

Mark McQueen
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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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