

RETAIL UNIT

- > FITTED AS A COFFEE SHOP AND POST OFFICE
- > POST OFFICE CONTRACT AVAILABLE
- > RENTAL - £30,000 PER ANNUM
- > NIA - 174.74 SQM (1,881 SQFT)
- > TOWN CENTRE LOCATION

TO LET/MAY SELL

33/33A WEST HIGH STREET, INVERURIE, AB51 3QQ

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Coffee Shop and Post Office in the Heart of Inverurie Town

LOCATION

The subjects are located on the south side of West High Street, close to its junction with Chelsea Place, within the heart of Inverurie town centre. West High Street forms one of the principle retailing areas within the town centre with surrounding occupiers at ground floor being predominantly commercial/retail in nature, whilst the upper floors are a mixture of commercial/office and residential occupier.

The subjects are also easily accessible from the main car parking areas for the Town.

DESCRIPTION

The subjects comprise the ground floor of a one and a half storey property fronting West High Street along with a single storey extension to the rear together with a number of car parking spaces.

The main building is of pointed stonework construction and has a pitched and slated roof over incorporating a number of additional pitches. The rear extension is of a mixed construction whilst the roof over is primarily pitched, hipped and laid in slate. There is also a small section which houses the rear lobby and W.C. facilities which is of block and harled construction with a flat mineral felt roof over.

The subjects have recently been refurbished to a high standard to form a café at the front with the post office at the rear. As part of this refurbishment a new frontage was installed which has significantly enhanced the property. Access to the property is via a recessed aluminium glazed floor however additional access to delivers/staff can be found to the rear within the car park.

The property is laid out to provide a coffee shop for approximately forty covers within the front section with a prep/kitchen, delivery area, servery/display area, staff room, safe and two W.C.'s. To the rear is a retail area for the post office and the post office itself. Additional staff and W.C. facilities are also provided within this area.



ACCOMMODATION

The subjects provide the following accommodation:-

ACCOMMODATION	SqM	SqFt
Ground Floor Sales, Retail/Staff	174.74	1,881

The foregoing areas have been calculated on a net internal area basis in accordance with the Code of Measuring Practice (Sixth Edition) as prepared by the RICS.

RENTAL

A rental of £30,000 per annum is sought. As is standard practice this will be payable quarterly in advance.

POST OFFICE

The Post Office contract can be offered to an ingoing tenant if required. Further information is available upon request.

LEASE TERMS

Our clients are seeking to lease the premises on Full repairing and Insuring terms. Any medium to long term lease durations will be subject to periodic upward only rent review provisions.

PRICE

Alternatively our client may consider selling their interest in the premises with further information available upon request.

RATING

The subjects are currently entered into the Valuation Roll at a Rateable Value of £35,500 per annum. We would point out that an incoming occupier would have the opportunity to appeal this Rateable Value.

ENERGY PERFORMANCE CERTIFICATE

The subjects have a current Energy Performance Rating of 'G'.

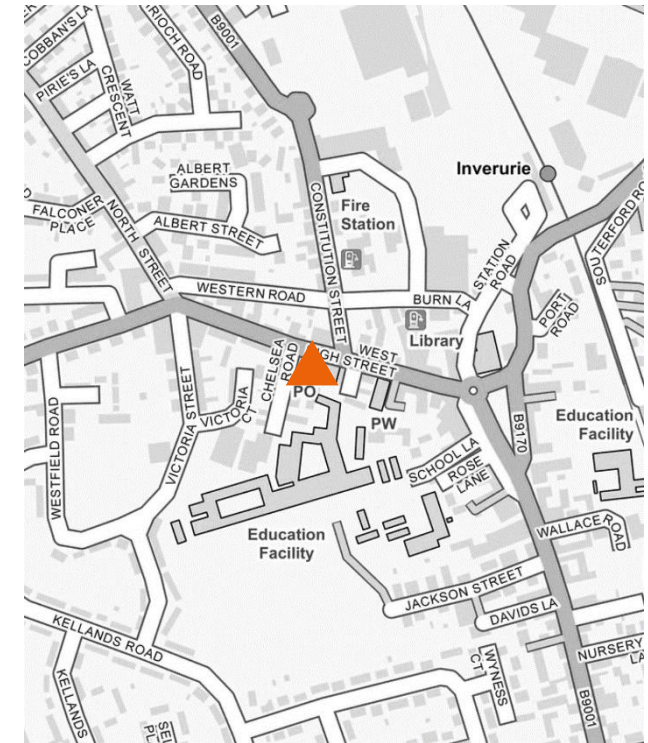
Further information and a recommendation report is available to seriously interested parties on request.

VAT

All rents, prices, premiums etc., are quoted exclusive of VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred with the ingoing occupier being responsible for any Registration Dues and LBTT where applicable.



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

Shepherd Chartered Surveyors 35 Queens Road, Aberdeen, AB15 4ZN, 01224 202800
James Morrison, james.morrison@shepherd.co.uk 07778 690 068

www.shepherd.co.uk



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