



FG Burnett

To Let

Suites Available 30 West High Street

Inverurie, AB51 3QR

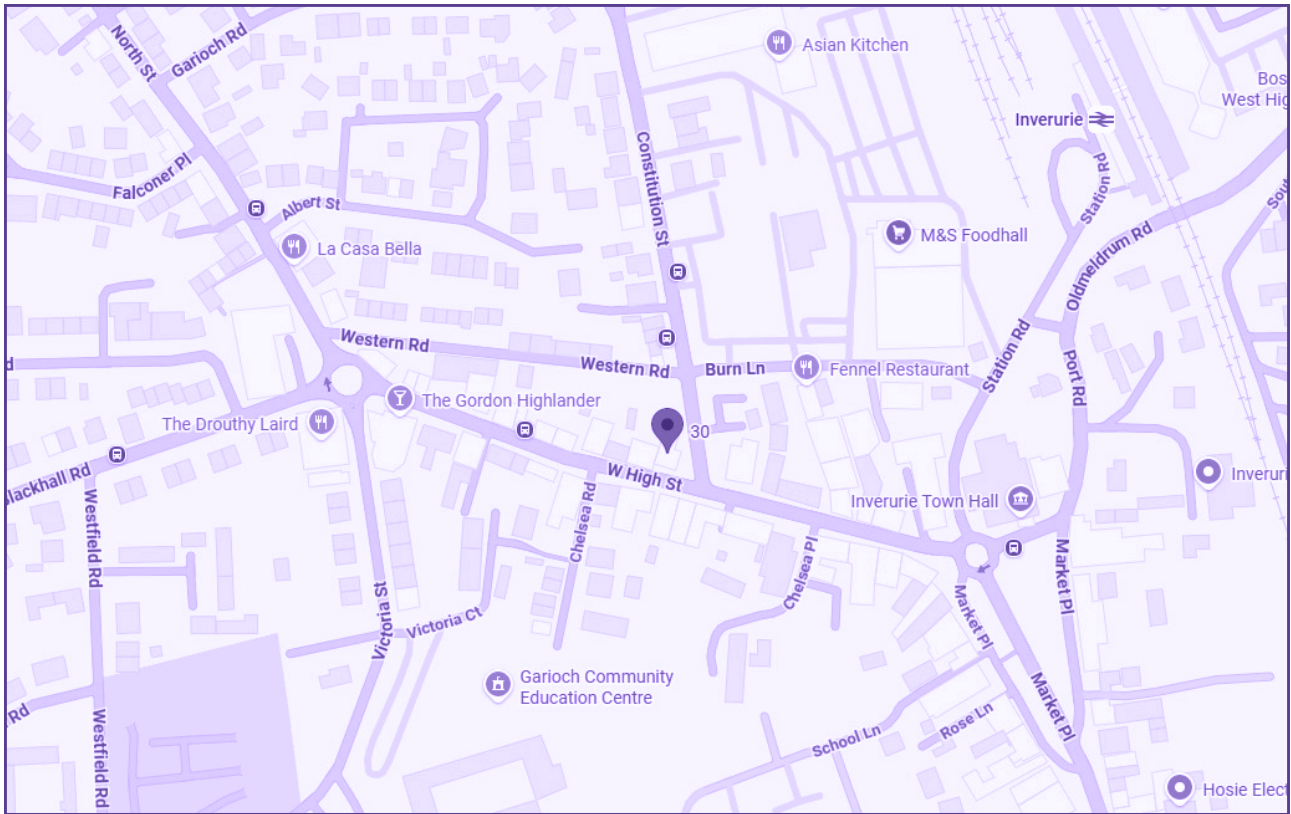
158 - 720 sq.ft

- Self-contained suites within Inverurie Town Centre
- Suitable for a variety of uses (subject to planning)
- VAT not applicable
- Dedicated car parking at the rear

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All enquiries:
01224 572 661

fgburnett.co.uk



Location

30 West High Street is located within the heart of Inverurie approximately 17 miles north west of Aberdeen city centre.

By virtue of its location, the property benefits from a wide range of local amenities.

The surrounding occupiers include Chelsea House Clinic, TSB, Aberdeen Considine, Virgin Money and Farmfoods.

Description

The property comprises a traditional granite and slate office building arranged over ground, first and attic floors. The available accommodation includes suites on the ground and first floors, accessed via a shared entrance from the front of the building. The ground floor suite also benefits from a separate rear entrance.

Ground Floor

The ground floor suite comprises predominantly open plan accommodation with a partitioned office. There is an ancillary store to the rear, which provides access to the rear car park. An accessible WC is located off the main entrance hallway.

Suite 10

Located on the first floor, Suite 10 comprises an open plan treatment room with access to shared WC and tea prep facilities.

The property benefits from a car park to the rear, with each suite allocated a dedicated parking space.

Accommodation

The subjects have been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and the following Net Internal Areas derived:

Ground Floor Suite	52.18 sq.m	562 sq.ft
Suite 10	14.65 sq.m	158 sq.ft
Total	66.83 sq.m	720 sq.ft

Lease Terms

The suites are available on Internal Repairing and Insuring terms for a duration to be agreed with common internal and external repairs covered by way of service charge included within the rent.

Rent

All inclusive rent of:-

Ground Floor Suite:	£1,350 pcm exc VAT
Suite 10:	£550 pcm exc VAT

The rents quoted above are inclusive of the building service charge but exclusive of business rates. The ground floor suite is separately metered for electricity with the occupier responsible for the associated electricity costs.

Rateable Value

The Rateable Values effective from 1 April 2026 are:-

Ground Floor Suite:	£7,100
Suite 10:	£2,150

Rates Detail

Any ingoing occupier will have the right to appeal the Rateable Value and may also be entitled to certain relief from rates under the various schemes currently available. Interested parties should contact the relevant Local Authority and further information can be found at www.saa.gov.uk

EPC

Copy available on request.

VAT

The property is not elected for VAT.

Legal Costs

Each party will bear their own legal costs incurred in the transaction. The occupier will be responsible for any LBTT and Registration dues.

AML

To satisfy HMRC and RICS guidance, FG Burnett is required to undertake AML diligence on purchaser/tenant. Accordingly, a successful bidder will be required to provide financial information and personal identification and FG Burnett will undertake the necessary 'Know Your Client' identity checks to satisfy AML requirements when Heads of Terms are agreed.

Viewings & Offers

All offers should be submitted in writing to the sole agent.

Sophie Evans

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Lisa Cowie

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