



FG Burnett

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To Let

61 Market Place

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Inverurie, AB51 3PY

436.5 sq.m | 4,699 sq.ft

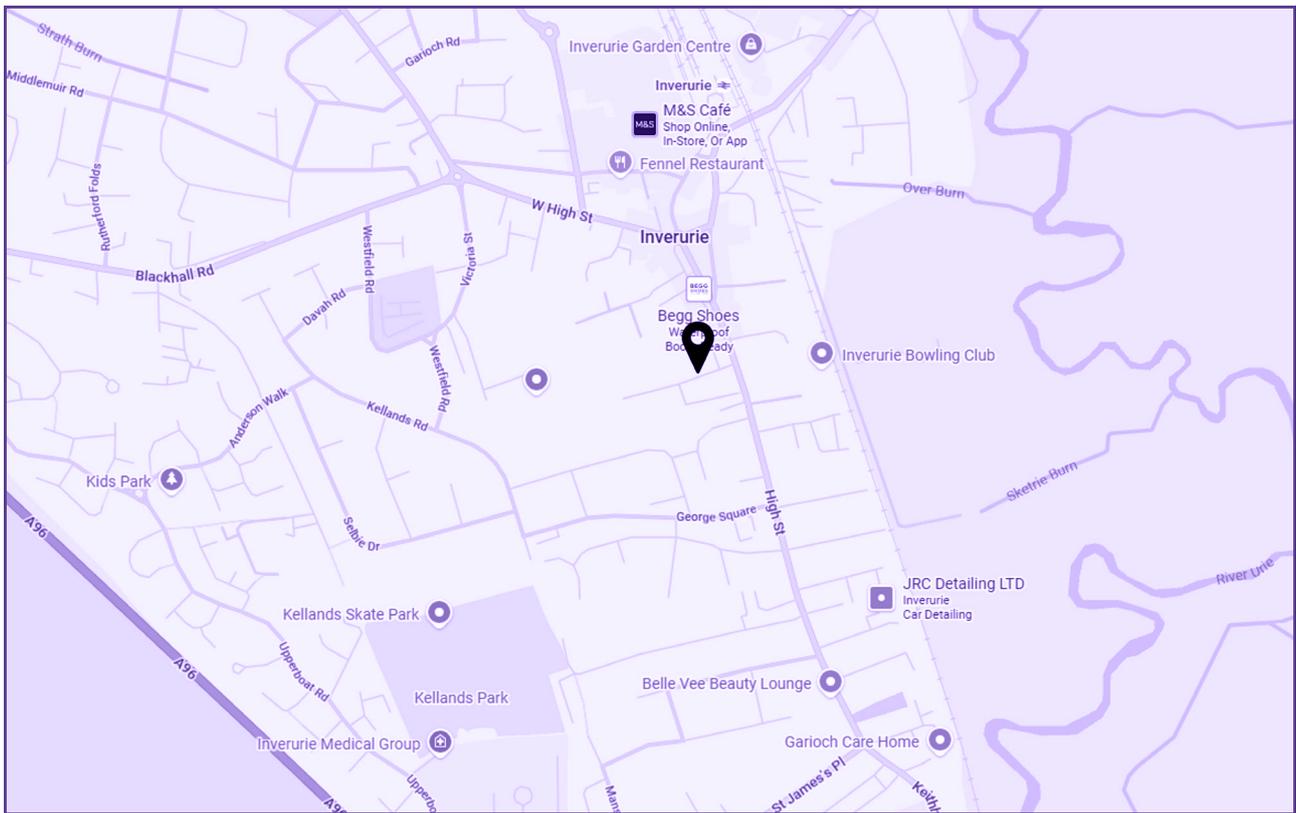
— Centrally Located Warehouse

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All enquiries:  
01224 572 661

[fgburnett.co.uk](http://fgburnett.co.uk)



## Location

The property is situated just off Market Place and is accessible via Jackson Street or a rear lane.

Its position in the heart of Inverurie provides excellent connectivity to a wide range of local amenities.

Nearby occupiers include Sinclair's Jewellers, RBS, Boots, and Greggs.

## Accommodation

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

Warehouse	331.2 sq.m	3,565 sq.ft
Mezzanine	105.3 sq.m	1,133 sq.ft
<b>Total</b>	<b>436.5 sq.m</b>	<b>4,699 sq.ft</b>

## Description

The property comprises of a steel portal frame storage warehouse – with reinforced concrete walls and an insulated clad roof with sky lights. The warehouse benefits from 3 phase power, concrete flooring and a mix of suspended light fittings. The unit is heated from a gas blow heater. The warehouse eaves height is 5.3m and is accessed via an electric roller door on Jackson street to the front and a lane off Market place to the rear.

The warehouse is equipped with a mezzanine, which provides an additional 1,133 sq.ft of floor space. Incorporated beneath the mezzanine is three partitioned offices. The warehouse also provides a small store room and a w/c. The premises is also secure and alarmed.

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## Rent

£20,000 per annum, exclusive of VAT.

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## Lease Terms

The unit is available on a full repairing and insuring lease.

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## Rateable Value

The Rateable Value effective from 1 April 2023 is £16,000.

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## Rates Details

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](http://www.saa.gov.uk)

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## EPC

D (53). Copy available on request.

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## VAT

VAT will be payable in addition to monies due under a lease of the premises.

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## 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.

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## 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.

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## Entry

On conclusion of legal missives.





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## Viewings & Offers

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

### **Jonathan Nesbitt**

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### **Adam Martin**

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