



FG Burnett

To Let

FORMER SALVATION ARMY HALL, CHELSEA ROAD

Inverurie, AB51 3PL

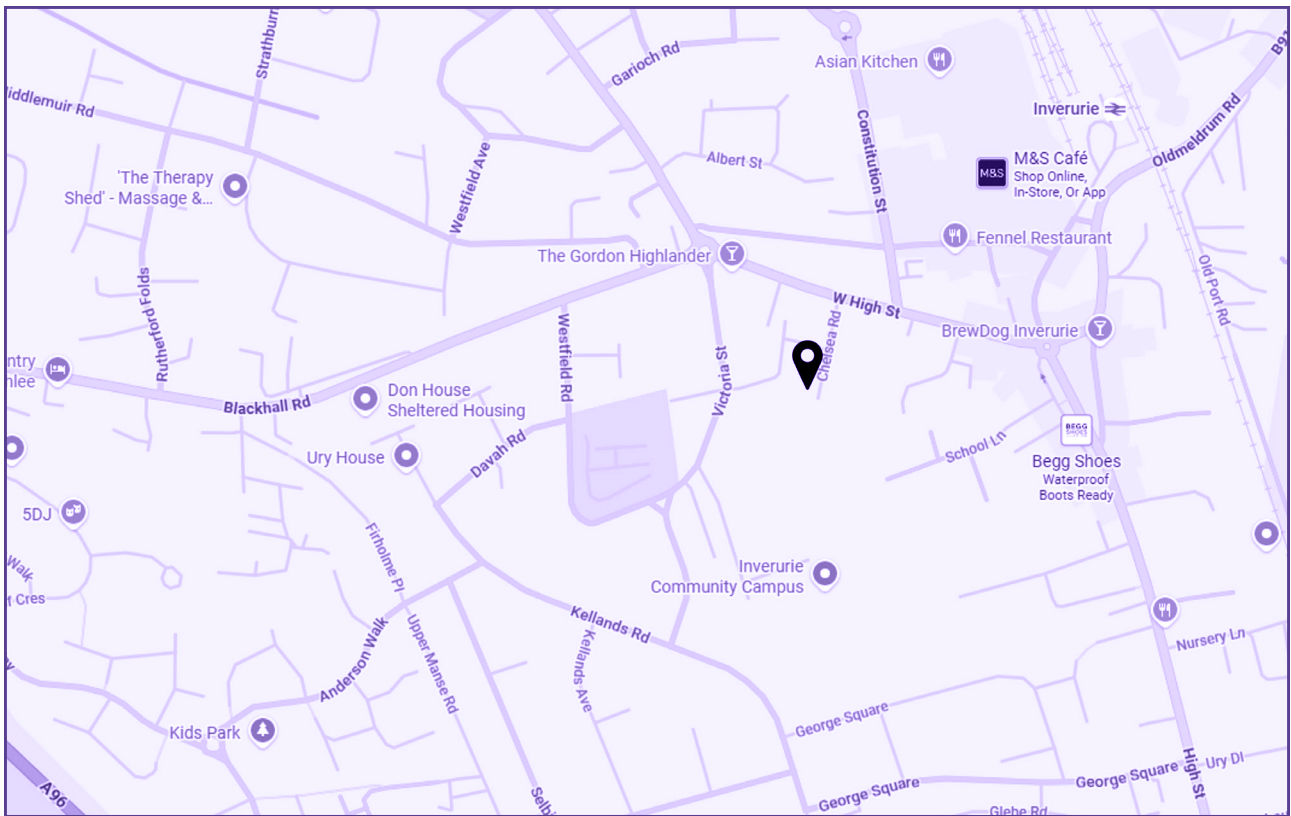
42.87 sq.m | 461 sq.ft

— Detached hall in central location

✕ | [f](#) | [in](#)

All enquiries:
01224 572 661

fgburnett.co.uk



Location

Inverurie is a prosperous town located in Aberdeenshire, approximately 16 miles to the North West of Aberdeen. With a population of approximately 15,000, it is the largest town in the Garioch area and serves as an important centre for services and administration. The town benefits from excellent connectivity via the A96 trunk road and railway station, which is located a short distance from the subjects.

Centrally located, the property is accessed via West High Street. Nearby occupiers include Aberdeen Considine, Virgin Money, Atholl Scott and TSB. The property is also in close proximity to Inverurie Academy & Community Campus.

Description

The subjects comprises a detached traditional building of granite block construction with a pitched slated roof. Internally is a refurbished open plan room with timber flooring and plasterboard walls. The ceiling is also plastered with suspended LED fitments. There are wall mounted gas heated radiators and plug sockets throughout. Amenities include a WC and small tea prep.

Accommodation

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

Total	42.87 sq.m	461 sq.ft
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Parking

Whilst there is no designated parking with the property, free public parking is available a 2 minute walk away at the Victoria Street Car Park.

Rent

£5,000 per annum, exclusive of VAT.

Lease Terms

The unit is available on a full repairing and insuring lease subject to a Schedule of Condition. The landlord is prepared to consider leases from 3 years duration.

Planning

The Hall benefits from a Class 4 Business Use, with a permitted change to Class 6 Storage & Distribution. The property may be suitable for a variety of alternative uses. Interested parties should make their own enquiries to the Planning Department at Aberdeenshire Council.

Rateable Value

The Rateable Value effective from 1 April 2023 is £1,600.

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

EPC

The property is exempt from requiring an EPC due to its low energy demand.

VAT

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

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.

Entry

On conclusion of legal missives.



Viewings & Offers

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

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