

TO LET

FG Burnett

Suite 10, 30 West High Street, Inverurie, AB51 3QR

14.67 sq.m | 158 sq.ft

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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.

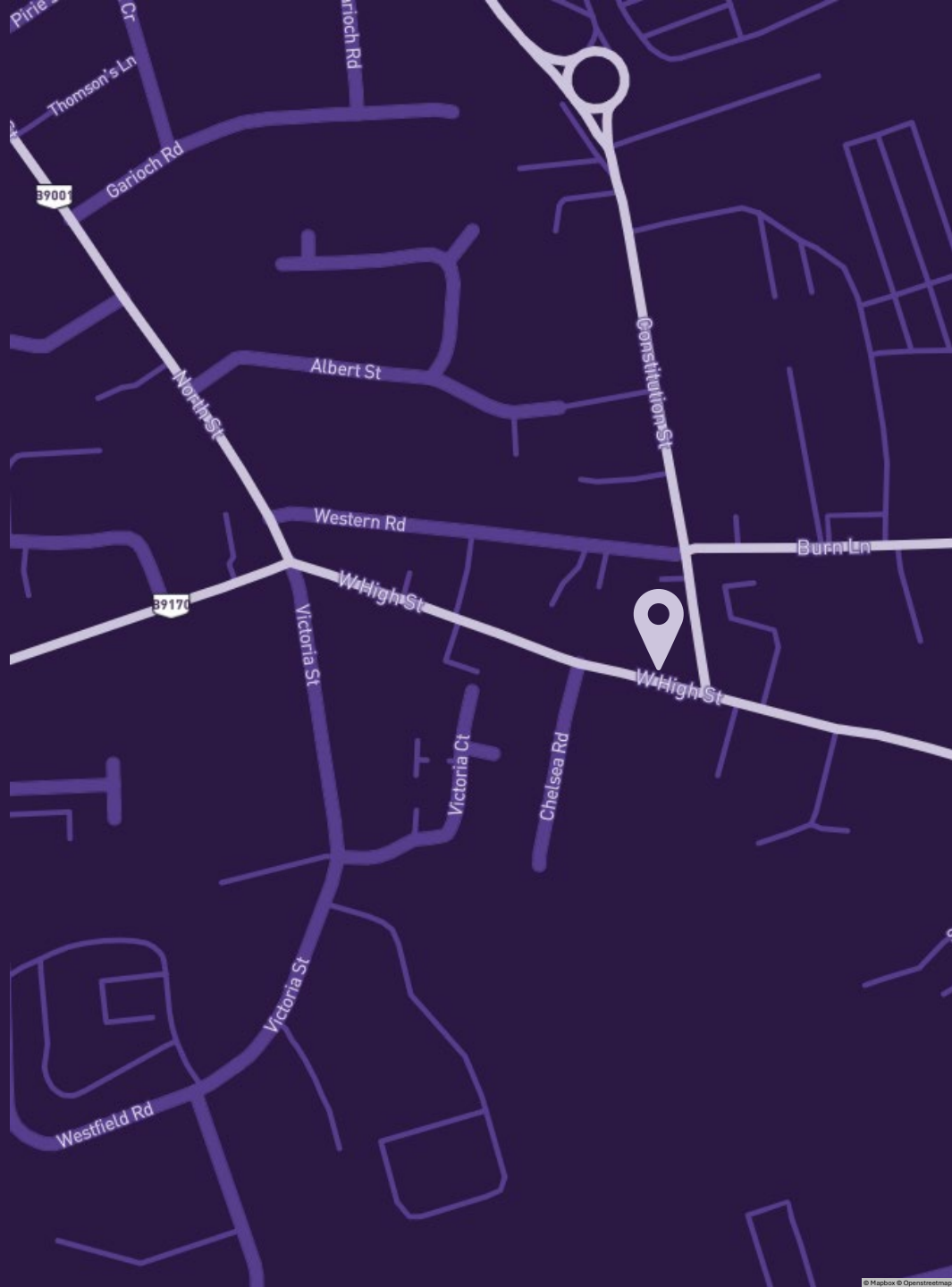
The surrounding occupiers include Chelsea House Clinic, TSB, Aberdein Considine, Virgin Money and Farmfoods.

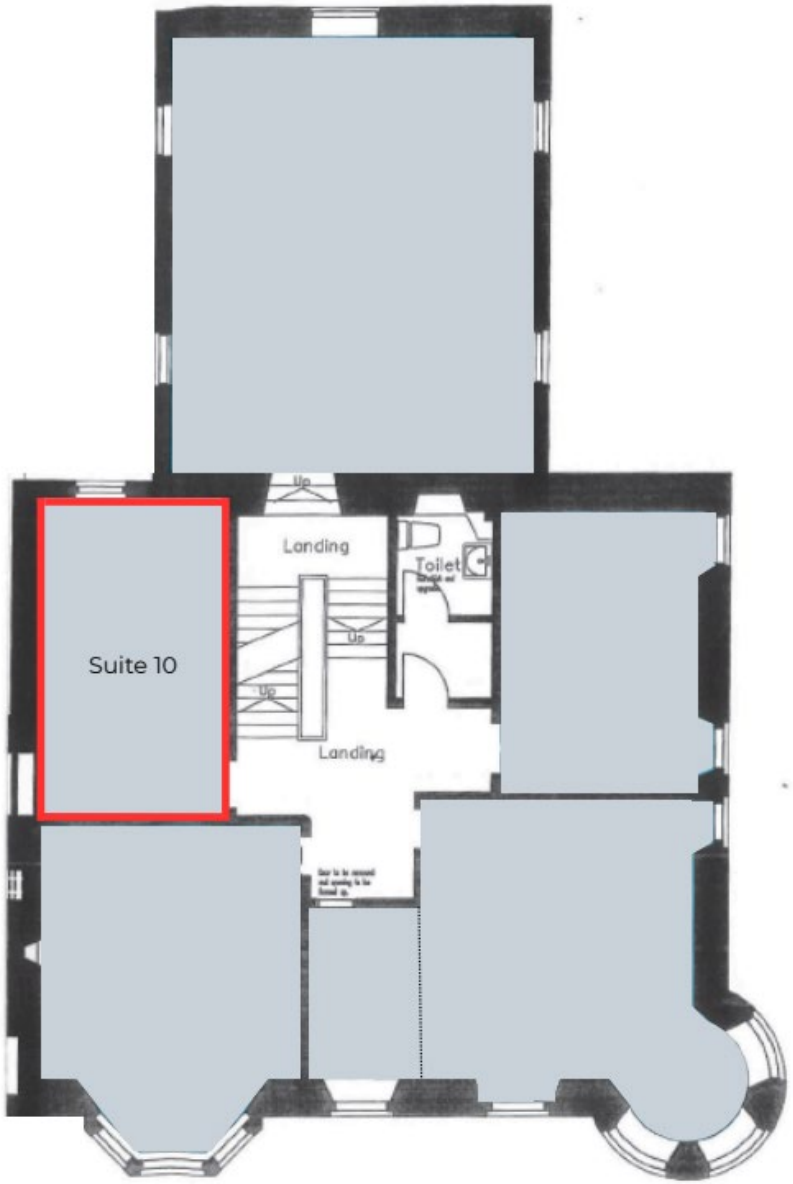
Description

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

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

The property benefits from a car park to the rear with 1 space dedicated to this suite.





Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and the following approximate net internal area calculated:

AREA	SQ.M	SQ.FT
Suite 10	14.67	158

Planning

Any interested parties should make their own enquiries to the local planning authority and satisfy themselves that their proposed use is permitted.

**Plans are provided for indicative purposes only and should not be relied upon*

Rent

All inclusive rent of £550 pcm exc VAT.

The rent quoted above is inclusive of the building service charge and utilities but exclusive of business rates.

Rateable Value

The Valuation Roll shows a Rateable Value of £2,150 effective from 1st April 2026.

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

Lease Terms

The suite is 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.

EPC

Copy available on request.

VAT

All monies quoted are exclusive of any VAT which will not be payable.

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.

Viewing & Offers

All offers should be made in writing to the sole agents

FG B

Sophie Evans
t: 01224 597 525
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Lisa Cowie
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