



FG[®] Burnett

To Let

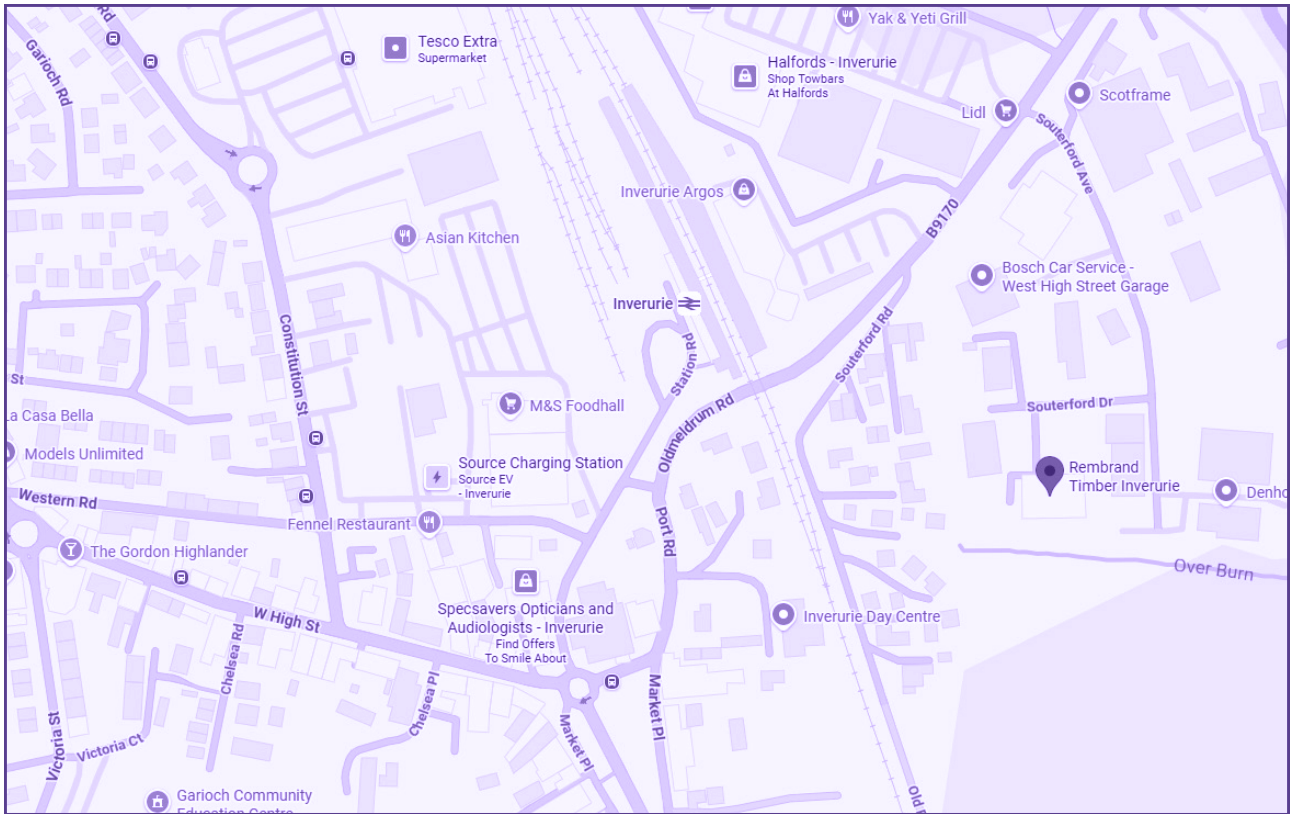
Units 9 & 9A, Souterford Avenue

Inverurie, AB51 0JZ

Up to 2,093.7 sq.m | 22,536 sq.ft (inc
Mezzanines)

Approx 24,779 sq.ft yard

- Close to Inverurie Retail Park
- Secure self contained site
- Available as a whole or individually



Location

- Situated in the well established Inverurie Industrial Estate
- Walking distance to Inverurie town centre and opposite Inverurie Retail Park
- Accessed via the B9170
- Inverurie Garden Centre, Laings Bathrooms and Tesco are in proximity

Description

- Two steel portal frame industrial warehouse buildings with hardcore yard, within a secure site

Both units generally benefit from the following:-

- Concrete floors
- LED lights along with transparent roof panels
- 3 phase power
- 6m eaves
- roller shutter doors – (5m x 5m)
- Post and wire mesh / timber boundary fencing with secure metal gate access
- Unit 9A benefits from extensive mezzanine and trade counter / sales provision

Accommodation

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

Unit 9

Warehouse	890.8 sq.m	9,588 sq.ft
Mezz	128.8 sq.m	1,386 sq.ft
Sub Total	1,019.5 sq.m	10,974 sq.ft

Unit 9A

Warehouse	556.9 sq.m	5,994 sq.ft
Mezz	517.3 sq.m	5,568 sq.ft
Sub Total	1,074.1 sq.m	11,562 sq.ft
Total	2,093.7 sq.m	22,536 sq.ft
Tarmac Yard	2,302.0 sq.m	24,779 sq.ft

Planning

We understand the premises benefit from Class 6 (Storage and Distribution) Use, and sit in an area zoned for Business Use. Other uses may therefore be applicable subject to a change of use.

Interested parties are to satisfy themselves that their proposed use would be permitted.

Rent

Upon application.

Rateable Values

- The premises are contained in the Valuation Roll as a single entry with a Rateable Value of £116,000 as at 1st April 2026
- The units will require to be separately assessed if let individually

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

- Preference to lease to single party for minimum 5 year term
- FRI terms

Landlord's Works

- Removal of mezzanine floors if required
- Refurbishment programme being prepared

EPC

To be prepared once landlord's works confirmed.

VAT

Payable at the prevailing rate on all monies due under the lease.

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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