

Ryden

TO LET

**PROMINENT TOWN CENTRE
RETAIL UNIT**
60.52 SQ M (651 SQ FT)



**30 HIGH STREET
INVERURIE
AB51 3XQ**

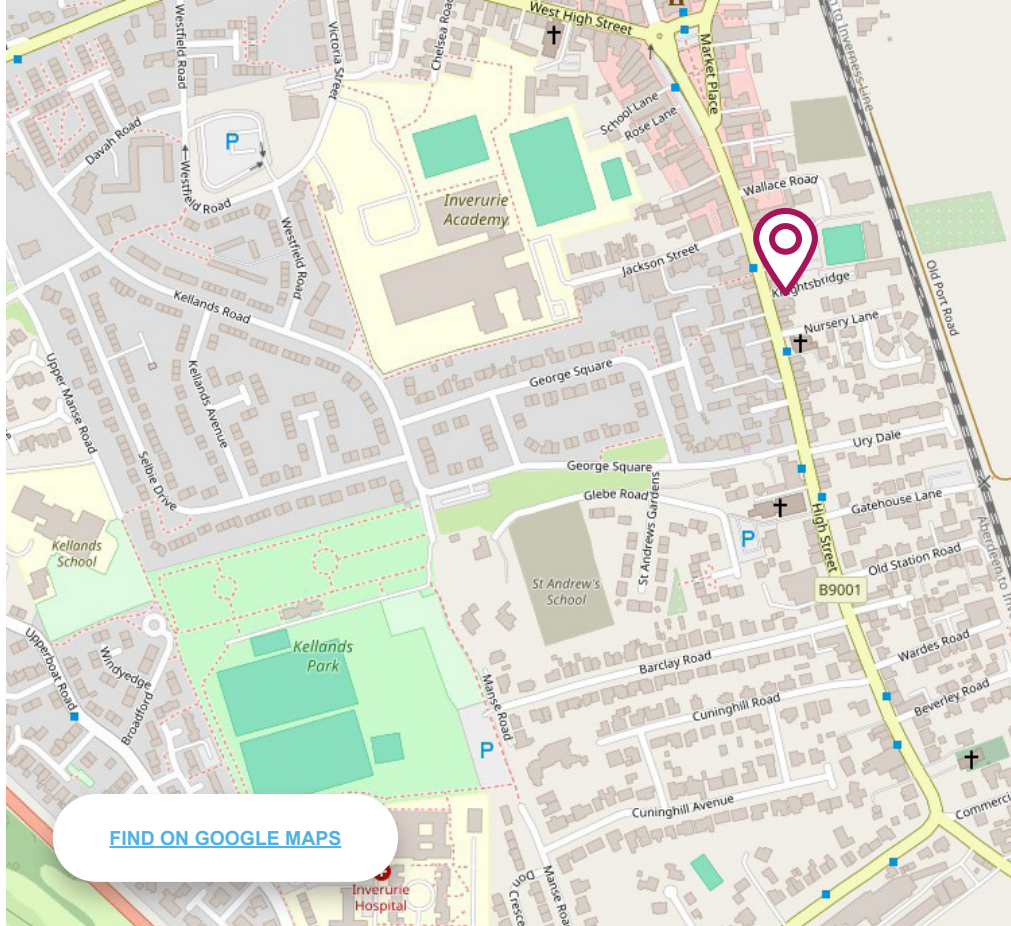
**POPULAR TOWN CENTRE
RETAILING LOCATION**

**FULL HEIGHT DISPLAY
FRONTAGE**

**AMPLE CAR PARKING
FACILITIES ARE AVAILABLE
WITHIN THE VICINITY**

IMMEDIATELY AVAILABLE

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LOCATION

The subjects are prominently located on the east side of High Street which is a prime retail location within Inverurie town centre.

Inverurie itself is located approximately 15 miles to the north west of Aberdeen on the A9 Aberdeen to Inverness trunk road. Inverurie's proximity to Aberdeen has made it a popular commuting base for the city, and is well served by road and rail links. The town has its own relatively vibrant business community which has its roots in the food processing and agricultural industries, but has extended to include oil energy companies, construction, and the service sector.

Occupiers within the vicinity include; DJ Alexander, Floral Design, Boots, Spice of Life and JG Ross.

DESCRIPTION

The subjects comprise a ground floor retail unit forming part of a single storey and attic, semi-detached property. The property is of traditional stone construction, externally harled to the front elevation and held under a pitched slate roof. Access to the subjects is provided via a pedestrian entrance doorway to the front, with the unit benefitting from a full height display window extending rightwards of the entrance.

Internally, the subjects are configured to provide a sales space, subdivided by lightweight timber and plasterboard partitions. The property is finished predominantly by way of painted plasterboard lined walls and ceilings, laminate tiled flooring, and lighting by way of LED spotlights. Heating is by way of wall mounted heaters.

The subjects have one allocated parking space to the rear of the property. The unit benefits from ample car parking within the vicinity, including to the immediate front of the property and with High Street Car Park located within walking distance on a pay and display basis.

ACCOMMODATION

The premises have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and we calculate the approximate net internal areas, to be as follows:-

DESCRIPTION	SQ M	SQ FT
GROUND FLOOR	60.52	651

RENT

Upon application.

LEASE TERMS

The landlord is willing to consider flexible periods under Full Repairing & Insuring terms. Any medium to long term lease terms will provide periodic rent reviews.

EPC

The subjects have an EPC Rating of C. A copy of the EPC and Recommendations Report can be provided upon request.

RATAEABLE VALUE

The subjects are currently entered in the current Valuation Roll with a Rateable Value of £14,750.

VAT

All monies due under the lease will be VAT chargeable at the applicable rate.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred, with the ingoing tenant being responsible for any Land & Buildings Transaction Tax, recording dues and VAT as applicable.

**THE SUBJECTS
ARE
PROMINENTLY
LOCATED ON THE
EAST SIDE OF
HIGH STREET**





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GET IN TOUCH

Please get in touch with our letting agent for more details.

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The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the Agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information prior to conclusion of missives/exchange, required to enable the agents to meet their respective obligations under the regulations.

July 2026

