



UNIT 4 SOUTERFORD AVENUE

Inverurie Business Park, Inverurie, AB51 0ZJ

- Detached office building (requiring refurbishment) with parking and additional land for expansion
- 241 sq m (2,595 sq ft)
- 14 Car Parking Spaces
- Expansion Land 1,010 sq m (0.25 acre)

Offers in excess of £225,000

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www.aberdeenshire.gov.uk/property

FOR SALE

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Location:

The premises are situated on the West side of Souterford Avenue within a busy and popular industrial estate, close to Inverurie town centre. Other occupiers in the vicinity include Scotframe, Laing's Kitchens and Bathrooms, Lidl, Argos and Currys PC World. Inverurie is a popular and thriving market town approximately 17 miles from Aberdeen. The exact location of the premises is shown on the map below.

Description:

The premises comprise a single storey and attic detached office building. Internally the accommodation comprises a mixture of open plan office and private office space. There is an area formerly used for light workshop purposes with double door loading access at the side of the property.

Please note that the interior of the property requires complete refurbishment.

Accommodation:

The following approximate accommodation is provided, measured on a Gross Internal basis

Ground Floor	145.39 Sq M (1,565 Sq Ft)
Attic Floor	95.69 Sq M (1,030 Sq Ft)
Total	241.08 Sq M (2,595 Sq Ft)
Additional expansion land	1,010 Sq M (0.25 Acre)
Car Parking	14 Spaces

Rating Assessment:

Rateable Value £24,500

Planning:

The subjects are currently in office use but may lend themselves to redevelopment for alternative use. Interested parties should contact Aberdeenshire Planning Team. planning@aberdeenshire.gov.uk Tel 01467 534333

Energy Performance Certificate:

The property has an Energy Performance Certificate Rating of D

Price:

Offers in excess of £225,000 are invited.

Closing Date:

Interested parties must note their interest with the Estates Manager, Aberdeenshire Council in order to be advised of any forthcoming closing date and required Council legal process.

VAT:

The sale price will be subject to VAT.

Legal Costs:

Each party to bear their own.

Land and Buildings

Transaction Tax (LBTT):

The purchaser will be responsible for any LBTT and Registration Dues.

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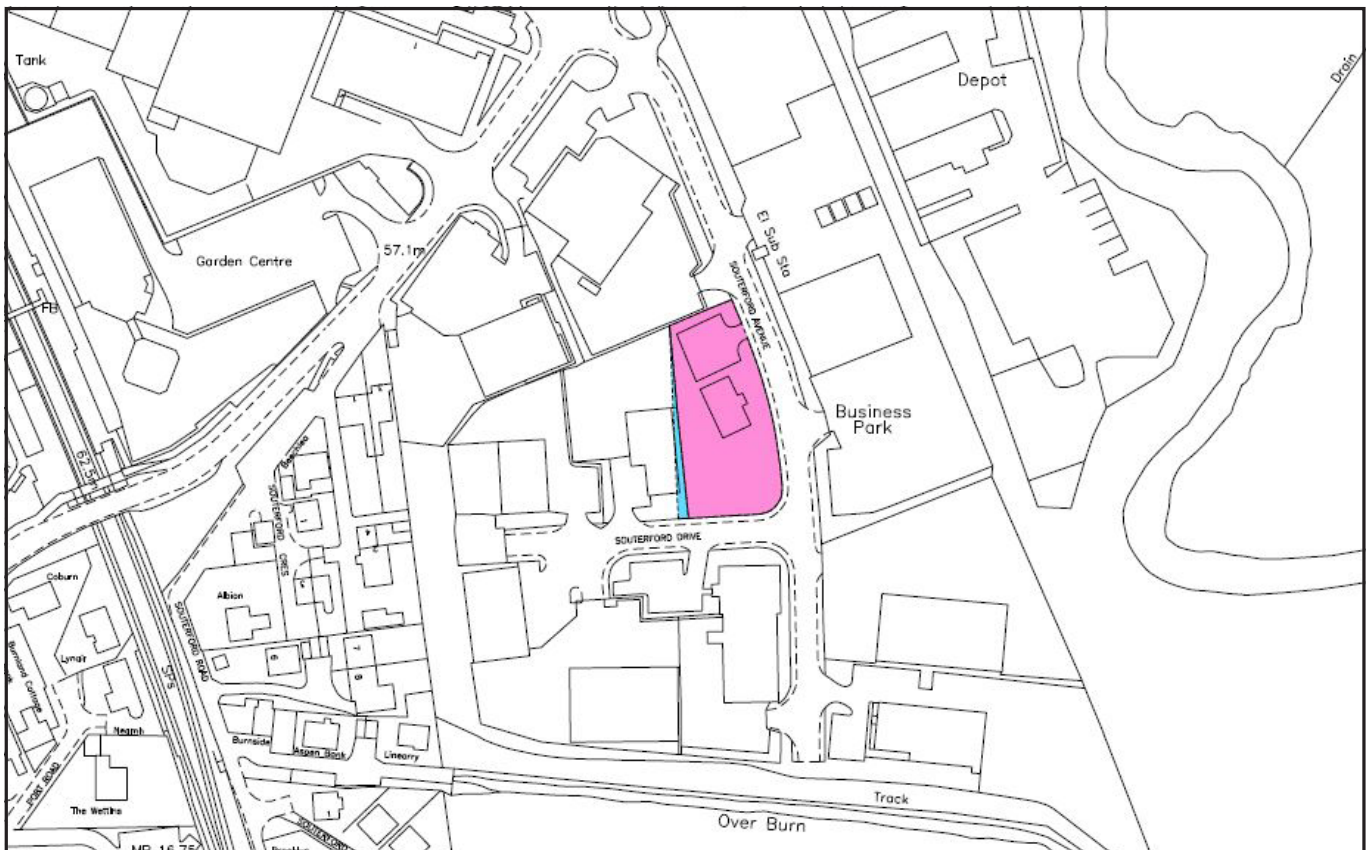
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DEVELOPER OBLIGATIONS

Developer Obligations charges may be payable on any proposed development on site. The Developer Obligations Team can be reached on:- **01467 536928** or developerobligations@aberdeenshire.gov.uk

Location Plan:



Viewing Arrangements:

To arrange a viewing please contact:

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Aberdeenshire Council give notice that:

1. Whilst every care has been taken in the preparation of these particulars and they are believed to be correct, they are not warranted and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending tenants or purchasers should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
3. No person in the employment of Aberdeenshire Council has any authority to make or give any representation or warranty whatever in relation to this property.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

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