

FOR SALE RETAIL UNIT FORMERLY USED AS A CAFÉ

2/4 COMMERCE STREET

Insch, AB52 6HX



Site boundary for indicative purposes only

Key Highlights

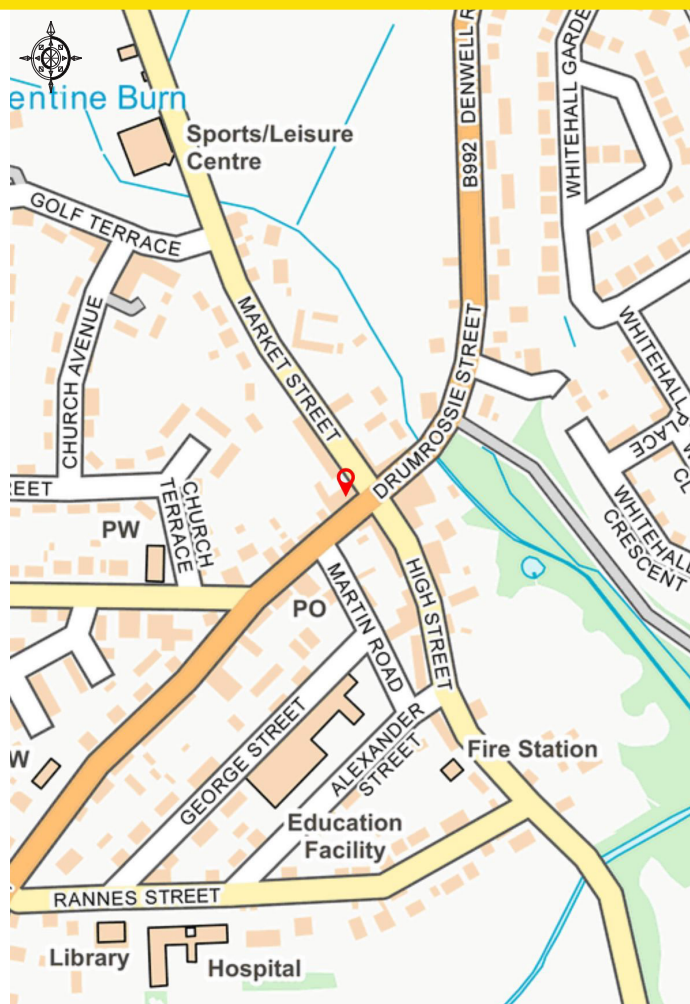
- Suitable for a variety of uses subject to planning
- Quoting price of £115,000 excl VAT
- Net Internal Area - 120.23 sq.m (1,100 sq.ft)
- Prominent location within Insch town centre

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Location

Insch is a village in the Garioch region of Aberdeenshire lying approximately 30 miles North West of Aberdeen and 12 miles South East of Inverurie, Garioch's main service centre. The village is popular with commuters as it benefits from a train station and lies on the Aberdeen - Inverness train line.

The property lies on the corner of Commerce Street and Market Street in the heart of Inverurie town centre. Surrounding occupiers include JG Ross Bakery, McColl's Convenience Store, TSB Bank and Wilson Chemist.

Description

The equipment currently present in the unit can be made available by separate negotiation with the landlord.

The property comprises a ground floor retail unit within a 2 storey building of stone construction. The unit benefits from a full height, glazed frontage to both Commerce Street and Market Street.

The unit was most recently used as a café and is currently fitted out with commercial kitchen area, service counter, seating area and two WC's to the rear. The property would be suitable for a variety of uses, subject to planning.

Energy Performance Certificate

EPC rating of the property is G.

Floor Area

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

FLOOR	SQ M	SQ FT
Total	120.23	1,100

Rateable Value

The premises have been entered into the Valuation Roll with a Rateable Value of £8,000. Any incoming occupier may benefit from Small Business rates relief.

Quoting Price

Offers over £115,000 are invited for our clients heritable interest.

VAT

All prices quoted are exclusive of VAT.

Legal Costs

Each party will be responsible for their own legal costs incurred in respect of this transaction. The incoming purchaser will be responsible for any Land & Buildings Transaction Tax and registration dues, if applicable.

Entry

Immediate upon the conclusion of legal missives.

Viewings & Offers

Viewing is strictly by arrangement with the sole letting agent to whom all offers should be submitted in Scottish Legal Form.

Contact

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