



**Graham
+ Sibbald**

FOR SALE RETAIL INVESTMENT



10 WEST HIGH STREET, INVERURIE, AB51 3SA

CONTACT:

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www.g-s.co.uk

- OFFERS OVER £165,000
- NET INITIAL YIELD OF 7.08%
- PASSING RENT OF £12,000 PER ANNUM
- LET TO SUCCESSFUL LOCAL TRADER UNTIL 20TH APRIL 2013
- RARE OPPORTUNITY TO PURCHASE A RETAIL INVESTMENT WITHIN THE HEART OF INVERURIE

10 WEST HIGH STREET, INVERURIE

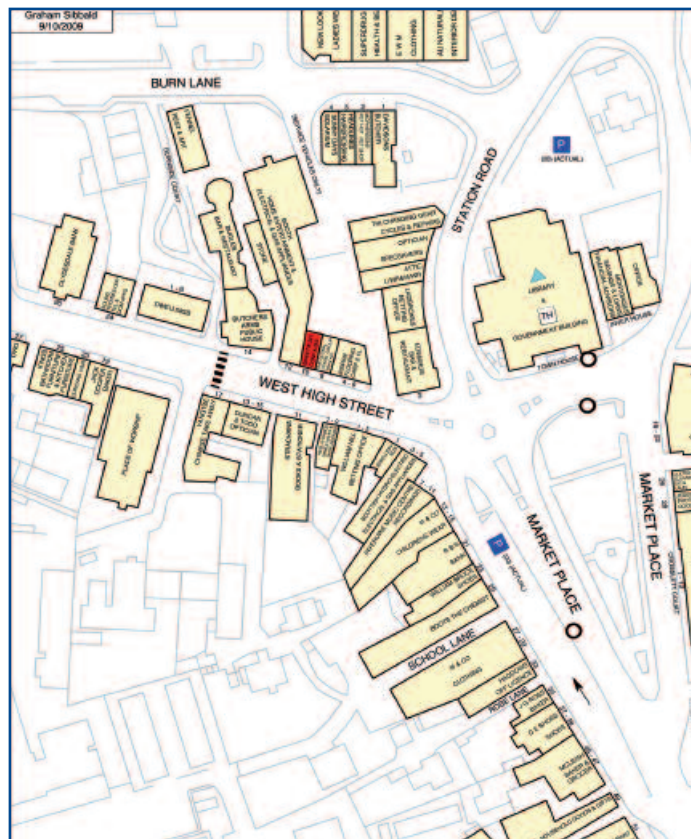
RETAIL INVESTMENT

LOCATION:

The subjects are located in Inverurie town centre on the North side of West High Street close to its junction with Market Street.

Inverurie is a market town located approximately 15 miles to the North West of Aberdeen close to the A96 Aberdeen to Inverness trunk road and has significantly grown in size in recent years.

Nearby occupiers include Boots, The Royal Bank of Scotland, Booth Home Entertainment and William Hill.



DESCRIPTION:

The subjects comprise a self contained ground floor retail unit within a three storey granite and slate mid terraced building. Internally, the property benefits from a regular rectangular layout providing a sales area with W/C and storage facilities to the rear.

ACCOMODATION:

The subjects have been measured in accordance with the 6th edition of the RICS code of measuring practice and have areas of approximately 31.54 sq.m/339 sq.ft.

TENURE:

The subjects are held on heritable tenure.

TENANCY:

The subjects are let on full repairing and insuring terms to Kilted Frog Delicatessen Limited on a 5 year lease from 21st April 2008 until 20th April 2013 at a rent of £12,000 per annum

COVENANT:

The Kilted Frog is a successfully trading local Delicatessen.

PURCHASE PRICE:

Offers in excess of £165,000 are sought for our client's heritable interest in the subjects with the benefit of the lease to Kilted Frog Delicatessen Limited. A purchase at this level would reflect an attractive net initial yield of 7.08% after deducting purchaser's costs of 2.75%.

VAT:

All prices, rents and premiums quoted are exclusive of VAT

VIEWING/FURTHER INFORMATION:

Messrs Graham & Sibbald,

Chartered Surveyors,

21 Carden Place,

ABERDEEN

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IMPORTANT NOTICE

Please read carefully

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham & Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham & Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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5. A list of Partners can be obtained from any of our offices.