

## INVESTMENT OPPORTUNITY

- > INCOME PRODUCING – CURRENTLY £66,987 P.A.
- > ATTRACTIVE BUSINESS LOCATION
- > PRICE - £600,000 EXCLUDING VAT
- > YIELD – 10.59%



# FOR SALE

**INVERURIE BUSINESS HUB, BURGHMUIR CIRCLE, BLACKHALL INDUSTRIAL ESTATE, INVERURIE, AB51 4FS**

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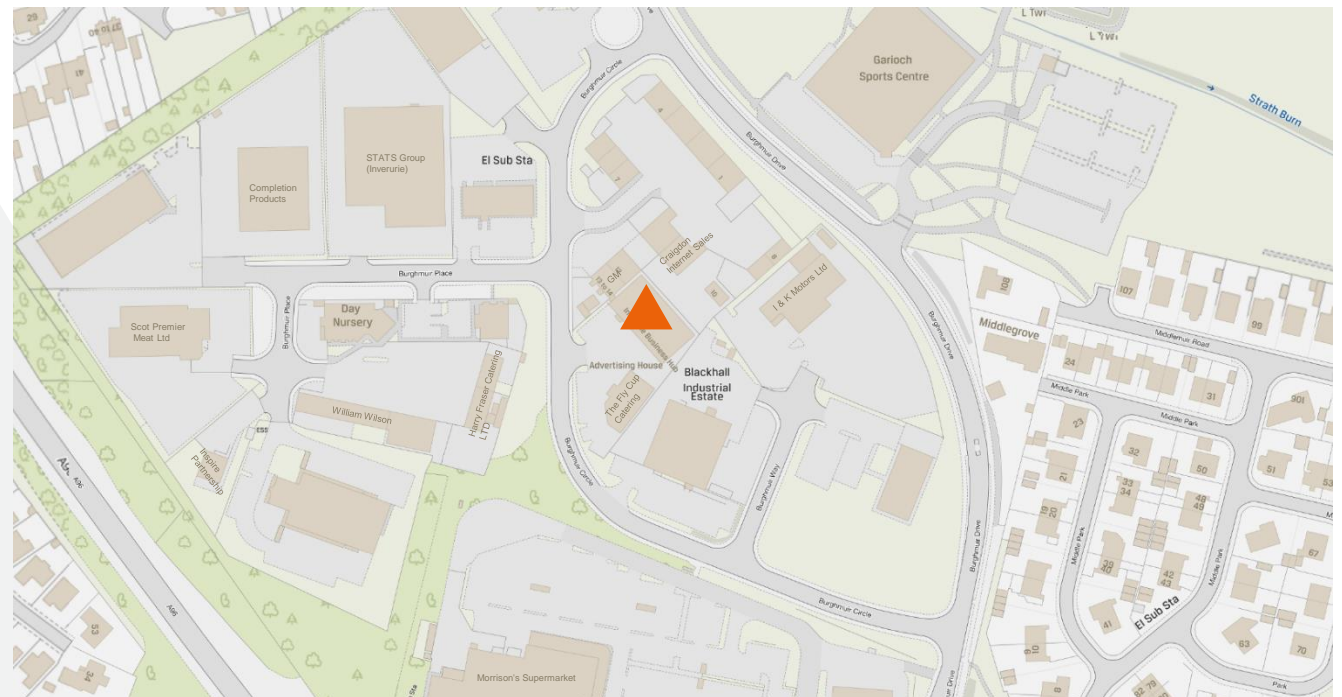
## Modern Business Space With Income

### LOCATION

The subjects are located within the town of Inverurie, 16 miles north west of Aberdeen. The town serves a major service and employment centre for the Garioch area and, in addition, is a popular commuter town to the city. The population is understood to be around 11,000 people. The town is accessed via the A96 and accordingly is easily accessible from the main Aberdeen to Inverness route.

The subjects themselves are located within Blackhall Industrial Estate, a popular business location to the east of the Town Centre and in close proximity to the A96.

There is a good mix of occupiers in the surrounding area to include a Morrison Supermarket, Garioch Sports Centre, Stepping Stone Nursery, Scotbeef, Fly Cup Catering and various other industrial operators.



## DESCRIPTION

The subject comprise of a fully let, modern industrial property that is of block construction to dado and profile metal sheeting above. The premises has been split to provide warehouse accommodation with office accommodation located at first floor level.

The warehouse accommodation has been split into two units with one currently being utilised as a soft play centre and one utilised as a gymnastics centre. The eaves height is 5.6m.

The gymnastics centre has an up and over roller door, heating is provided by a gas warm air blower and the unit has two w.c. facilities, kitchen area with further disabled w.c. facility and an office area.

The soft play Centre is split to provide a reception area to the front and a play area with w.c. facilities and kitchen located off this area with a private party room.

The serviced office accommodation is located at first floor level and benefits from good levels of natural light from modern double-glazed windows. The area has been split to provide 8 private offices along with w.c. and kitchen facilities all of which have been completed to a high standard.

There is a suspended ceiling installed incorporating modern LED lighting and air con cassettes



TENANCY INFORMATION

Tenant	Lease Expiry	Office No.	SQFT	Rent psqft	Annual Rent (£)
Acumen Accountants & Advisers Ltd	6/30/2021	1 and 8	838	9.03	7,560
Acumen Accountants & Advisers Ltd	Monthly	2	294	14.2	1,800
Fly Cup Catering Ltd	30/09/2022	3	159	12	1,905
Fly Cup Catering Ltd	30/09/2022	4	163	12	1,885
Right Here Productions	Monthly	5	155	16.24	2,511
Aspire Performance Coaching	Monthly	6	194	11.87	2,302
Revive The Finish	Monthly	7	254	15.64	3,973
BECS - Because Everyone Counts	31/03/2021	GF	3,307	7.62	25,200
Inverurie Gymnastics Club	1/12/2032 Mutual Break Options 1/12/2022 1/12/2027	GF	4,493	4.67	21,000
<b>Total</b>					<b>68,136</b>

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4FS





## ACCOMMODATION

ACCOMMODATION	m <sup>2</sup>	ft <sup>2</sup>
<b>First Floor Office</b>	<b>312.83</b>	<b>3,367</b>
Gymnastics Centre		
Warehouse	271.60	2,923
Office	38.38	413
Mezz	107.44	1,156
<b>Gymnastics Total</b>	<b>417.42</b>	<b>4,493</b>
Soft Play		
Warehouse	217.11	2,337
Office	90.15	970
<b>Soft Play Total</b>	<b>307.26</b>	<b>3,307</b>
<b>TOTAL</b>	<b>1,037.51</b>	<b>11,167</b>

The above areas are calculated on a Gross Internal Floor Area in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition).

## RENTAL INCOME

The development is currently fully let and providing a net income after management costs of £66,987 p.a.

## MANAGEMENT AGREEMENT

The development is currently management by Elevator who manage a wide range of state of the art, flexible office space in 21 different locations across the North of Scotland.

Further information on the current arrangement is available upon request.

## LEASE INFORMATION

All leases are available upon request.

## PRICE

Overs over £600,000 are sought, a purchase at this level would result in a net initial yield of 10.59%.

## VIDEO TOUR

For a video Tour of the property please click [here](#)

## ENERGY PERFORMANCE CERTIFICATE

The subjects have a current Energy Performance Rating of 't.b.c'. Further information and a recommendation report is available to seriously interested parties on request.

## VAT

All figured quoted are exclusive of VAT at the prevailing rate.

For further information or viewing arrangements please contact the joint agents:

### Shepherd Chartered Surveyors

35 Queens Road, Aberdeen, AB15 4ZN, 01224 202800  
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### Gunn Property Consultants

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