

# FOR SALE

**Gunn**  
PROPERTY CONSULTANTS

**BUSY ROADSIDE RETAIL / SHOWROOM / RESTAURANT  
OPPORTUNITY WITH DEDICATED PARKING**

**61-65 HIGH STREET,  
INVERURIE AB51 3QJ**



## 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 Aberdeenshire area and, in addition, is a popular commuter town to the city. The population is around 15,000 people. The town is accessed via the A96 and accordingly is easily accessible from the main Aberdeen to Inverness route.

The property is located on the main High Street as you enter the town from the south. Nearby occupiers include **Factory Direct Furniture, Trophy Centre** and **Midnight Elegance Wedding Dress Shop**.

## DESCRIPTION

The property is a traditional granite 2 story building with retail / showroom on the ground, and an office above. There is a standalone store at the side, and parking for 9 cars.

## FLOOR AREAS

Ground floor:	3,000 sq ft	(287.7 sq m)
First floor office:	726 sq ft	(67 sq m)
Side store:	300 sq ft	(27 sq m)

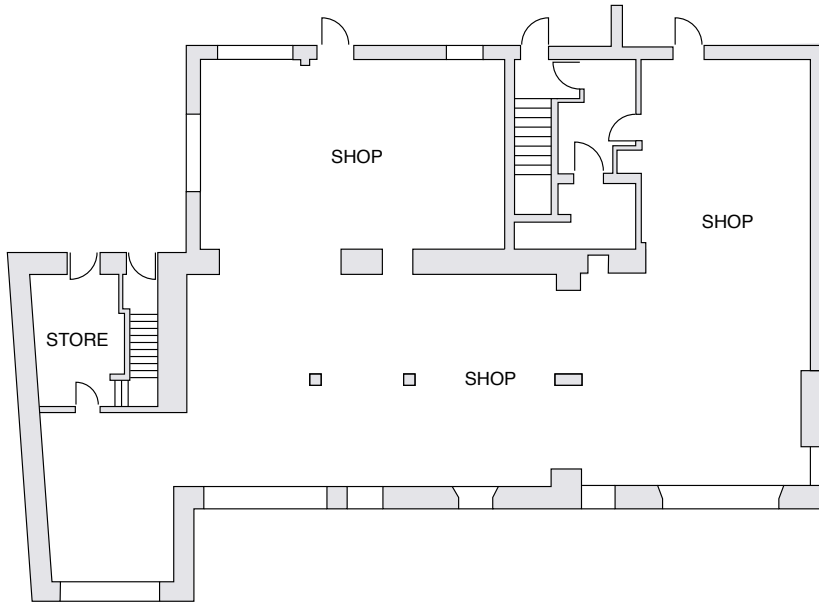
There is also a separate large, first floor 4 bedroom flat available by separate negotiations.

**0141 221 3500**

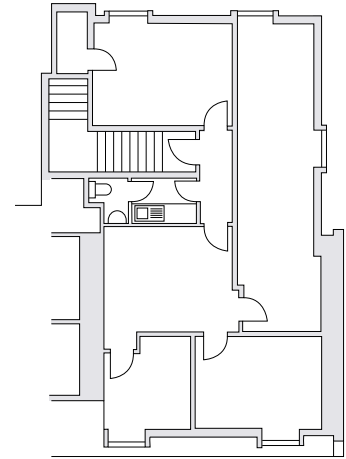
**[gunnproperty.co.uk](http://gunnproperty.co.uk)**

**FLOOR PLANS**

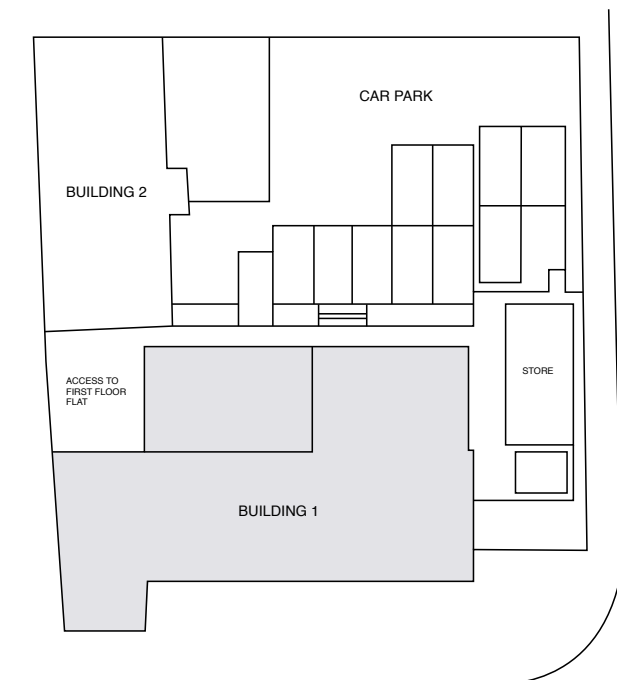
GROUND FLOOR



FIRST FLOOR



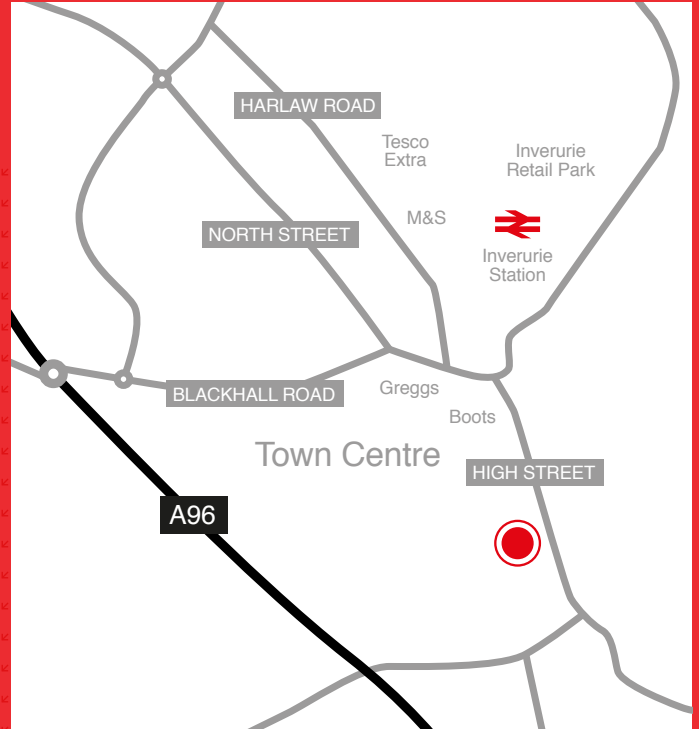
**TITLE PLAN**





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#### TENURE

The property is offered for sale with vacant possession.

#### PRICE

Offers over £395,000 plus VAT are invited.

#### RATEABLE VALUE

£51,000 pa.

#### EPC

Available on request.

#### VIEWING & FURTHER INFORMATION

Strictly by appointment through the sole letting agent:

**Gunn**  
PROPERTY CONSULTANTS  
0141 221 3500

Stephen Gunn  
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07747 733 301  
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