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Leasehold For Sale

Unit 2, Inverurie Retail Park, Oldmeldrum Road, Inverurie, AB51 0GZ

- Consent for food use
- 25,178 sq ft Retail Park Opportunity with a 9,546 sq ft Former Garden Centre
- Lease expires on 21st May 2029
- Adjacent occupiers include Argos, Lidl, Halfords, Pets at Home, Iceland, Home Bargains and Currys.

Sainsbury's

Location

Inverurie is a key Aberdeenshire market town, and Inverurie Retail Park is the prime out of town retail destination. Prominently positioned on the A96, the main Aberdeen to Inverness route, it captures both local shoppers and north-east commuters.

The retail park benefits from prominence and easy access which drives consistent footfall. Adjacent tenants include **Argos**, **B&M, Home Bargains, Halfords** and **Currys.** The park is the town's main bulky goods and value destination, drawing customers from Inverurie, Kintore, Kemnay, Oldmeldrum and beyond.

Description

The property is arranged over the ground floor only with the approximate floor area:-

	Sq m	Sq ft
Ground	2,339	25,178
Former Garden Centre	887	9,546
Total	**3,226**	**34,673**

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate net internal basis and must be verified by interested parties.

Current Lease Terms

The existing lease is dated 22nd September 2009 and has a lease expiry of the **21st May 2029**.

Passing rent on application.

The lease permits the property to be used as a supermarket or any other use within Class 1A.

Viewing

Strictly via the sole letting agent only.

Parking

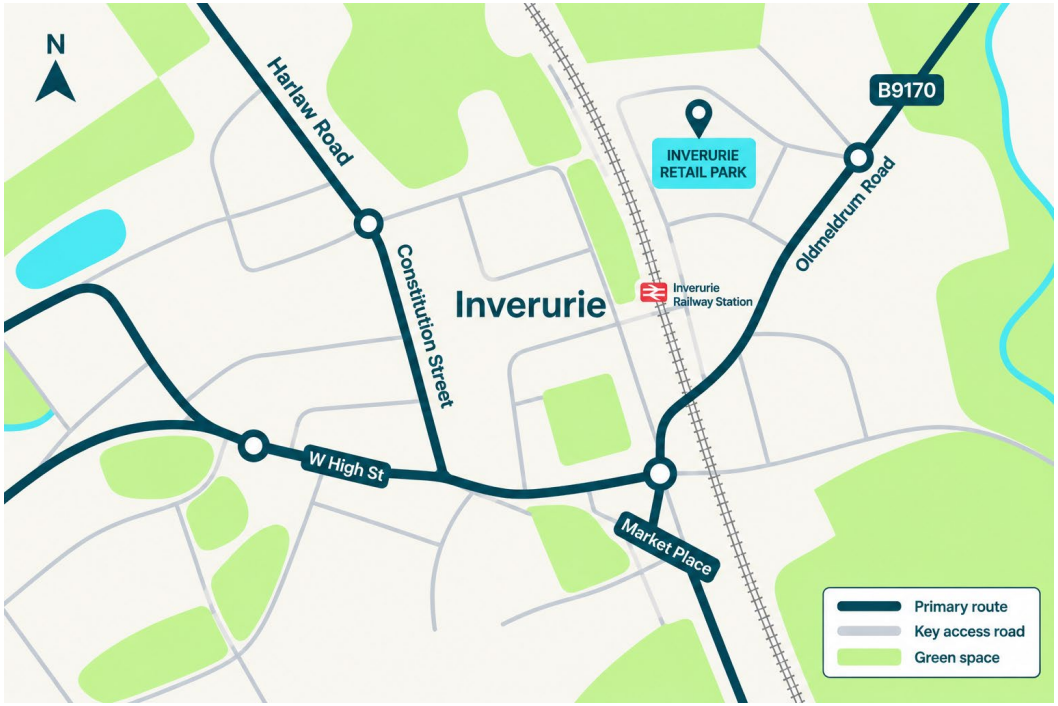
There retail park has 378 car parking spaces.

Planning

Planning consent for retail and foodstore use.

Interested Parties should make their own planning enquiries with Aberdeenshire Council.

Aberdeenshire Council



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Rateable Value

We are advised that the Business Rates are as follows:

Business Rates	£358,000
Rates Payable	£196,184

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

Further information is also available at https://www.saa.gov.uk/

Premium

Unconditional offers are invited, subject to contract.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all prospective parties. Prospective parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Microsite

Additional information can be accessed via a data room.

Click to access Microsite





Location Plan



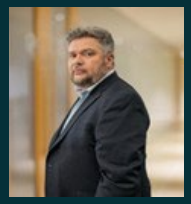
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These particulars were produced in November 2026.