



*DETACHED COMMERCIAL UNIT CURRENTLY
OPERATING AS A BUSY HAIRDRESSING SALON*



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McEwan Fraser Legal is delighted to present to the market this detached commercial unit currently operating as a busy hairdressing salon. Given the popularity of the salon the current owner has decided to relocate due to expansion. The salon is the perfect size for a stylist looking to purchase their first salon or indeed an 'easy' investment for a commercial landlord. With the correct consents from the local authority to change the use the property offers a flexible commercial investment.

The property is accessed directly off of North Street via a double glazed UPVC door and into the reception area and main salon. The salon has recently been modernised and has a small kitchen area and WC to the rear.

Services - Mains gas, electricity, water and drainage

Tenure - Freehold





Shop Floor

4.20m (13'9") max
x 3.00m (9'10")

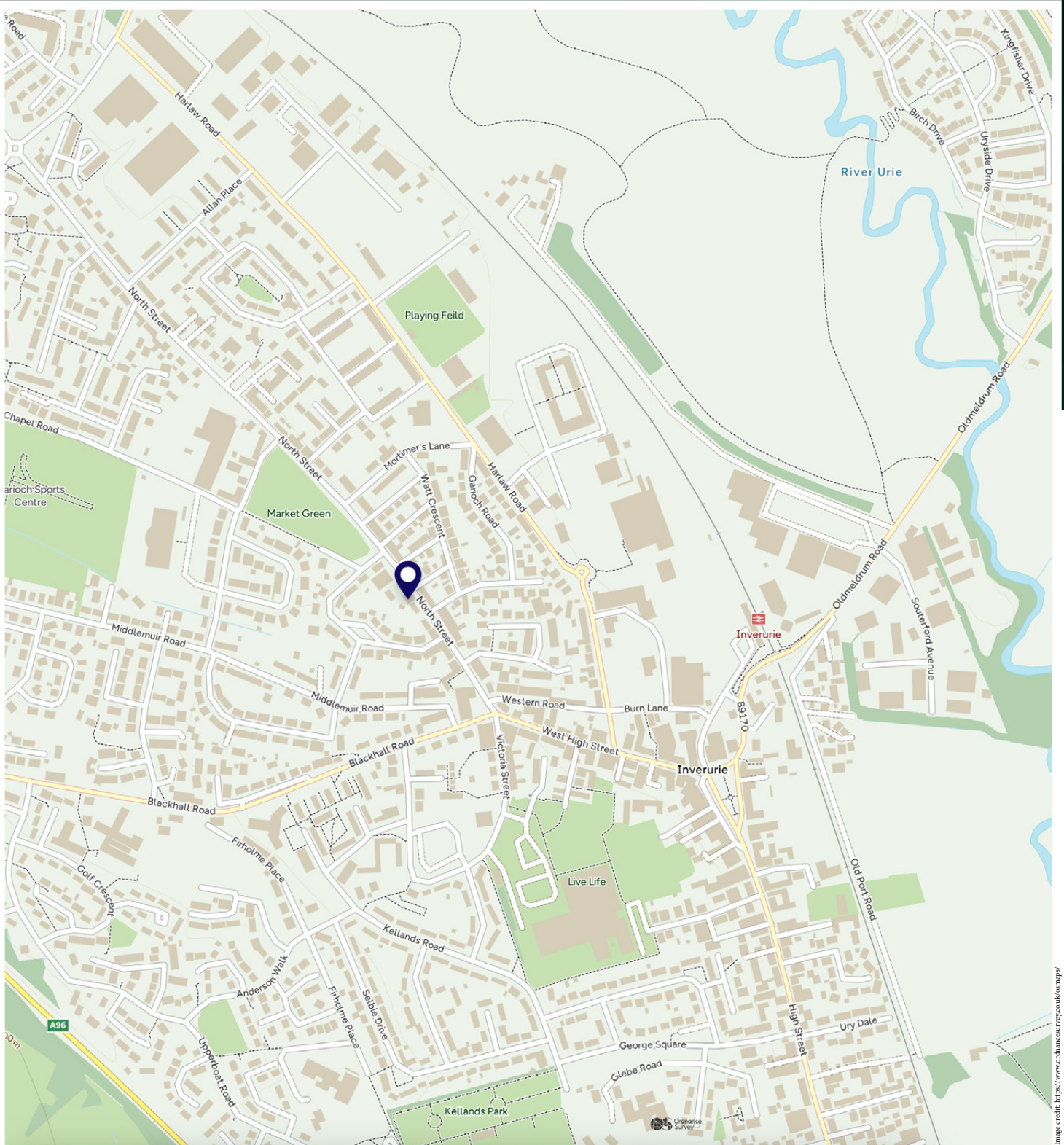


Located within a popular residential area of the market town of Inverurie and within easy commuting distance to the city of Aberdeen. Also close to the industrial locations at Dyce and to the north and south of the city especially with the A96 and the Aberdeen Western Peripheral Route being a short distance from the property.

There are numerous leisure facilities available in the area, including horse riding, country walks, and mountain bike trails, with numerous golf courses to be enjoyed. All the normal facilities one would expect can be found in Inverurie. There is a fantastic choice of preschool, primary school and the recently opened Inverurie Academy which is located minutes from the property. Several banking options, NHS health centres, local shops, post offices, major supermarkets, restaurants, cafés, a multitude of tearooms, delicatessens, hotels and pubs, all of which add to the appeal of this area.

A comprehensive East Coast bus and Rail Network is available from the town, providing a link to both Inverness and Aberdeen. National and international flights are provided by Aberdeen Dyce Airport approximately 14 miles from the property.

The Location



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**Part
Exchange
Available**



THE SUNDAY TIMES
THE TIMES



Text and description
CONNIE NUGENT
Surveyor



Layout graphics and design
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