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## RETAIL PREMISES

- > SITUATED ON THE HIGH STREET
- > LARGE DISPLAY FRONTAGE
- > SIZE – 106.1 SQM (1,142 SQFT)
- > RENTAL - £12,000 PA.
- > PRICE – OFFERS OVER £125,000

 **TO LET / FOR SALE**  
GROUND FLOOR - 1,142 SQ.FT  
RETAIL / CLASS 2  
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TO LET/FOR SALE

**26 BROAD STREET, FRASERBURGH, AB43 9AH**

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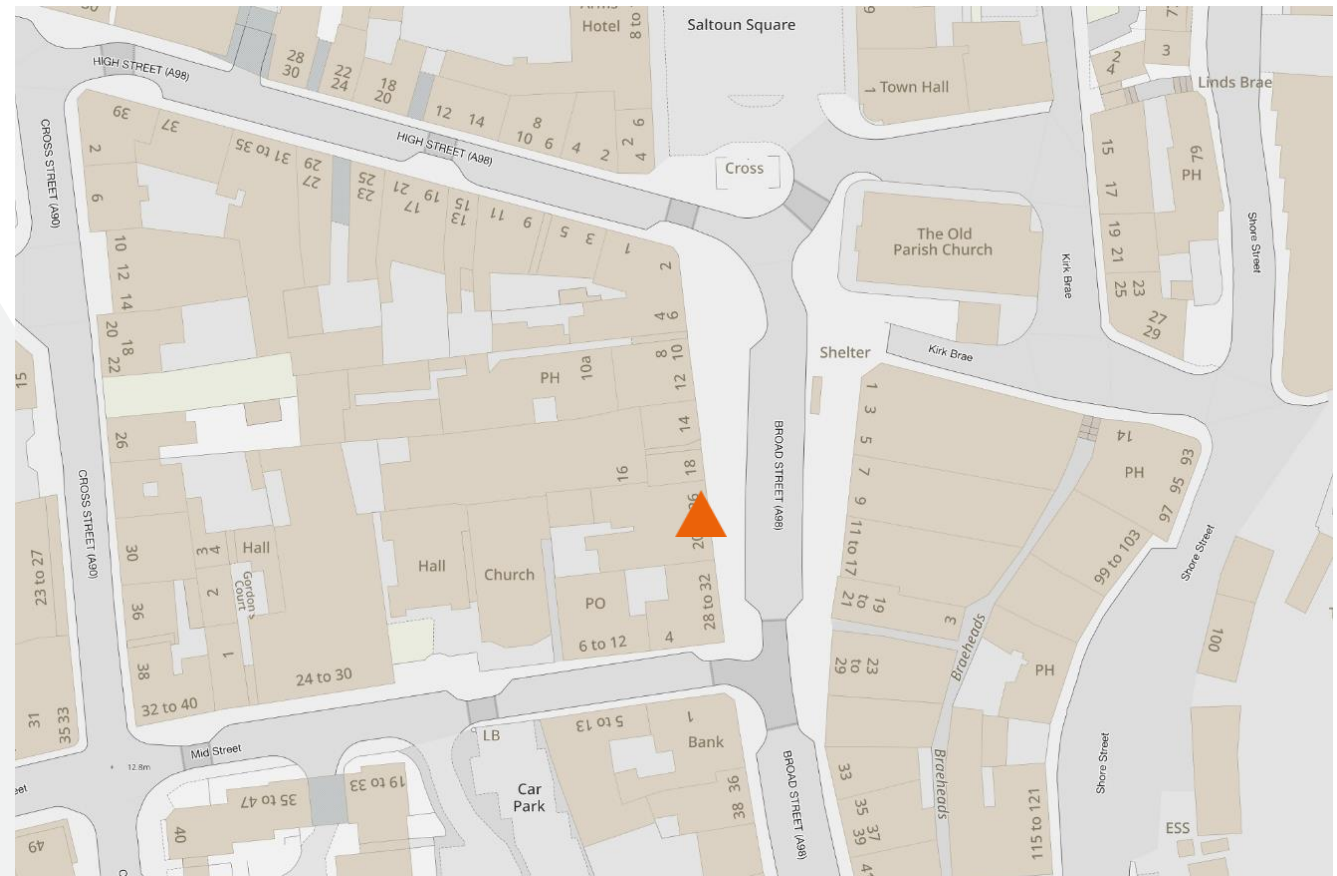


## Ground Floor, High Street Retail Premises

### LOCATION

Fraserburgh is located approximately 42 miles north of Aberdeen. The town serves as a major employment and service centre with the town's economic base being dominated by fishing and its associated businesses and industries. The population of Fraserburgh is approximately 12,500.

The premises themselves are located on the west side of Broad Street within the heart of the town centre. There is a range of local and national operators presenting within close proximity of the subjects to include Boots, Card Factory, Santander, Cancer Research and Semi-Chem. Specsavers are also due to open shortly.





## DESCRIPTION

The premises comprise of a ground floor retail unit which provides a front sales area and customer/disabled w.c. along with storage areas to the rear, kitchen facilities and a single w.c.

A suspended ceiling is installed with LED lighting and heating provided by air conditioning cassettes.

## ACCOMMODATION

	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	106.1	1,142

The above floor area has been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition).

## RENTAL

£12,000 p.a. exclusive of VAT is sought

## LEASE TERMS

The accommodation is available on the basis of a new Full Repairing and Insuring lease of negotiable duration.

## PRICE

Offers over £125,000

## RATING

The subjects are currently entered into the Valuation Roll at a rateable value of £12,250.

We would point out that an incoming occupier would have the opportunity to appeal the Rateable Value.

Rates relief could be available with further details available upon request.

## ENERGY PERFORMANCE CERTIFICATE

A recommendation report is available to seriously interested parties upon request.

## VAT

All rents, prices, premiums etc., are quoted exclusive of VAT.

## ENTRY

Immediate entry available.

## LEGAL COSTS

Each party shall be responsible for their own legal costs associated with the transaction with the ingoing occupier being responsible for any LBTT, registration dues, etc.



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

**Shepherd Chartered Surveyors** 35 Queens Road, Aberdeen, AB15 4ZN, 01224 202800  
Mark McQueen, [mark.mcqueen@shepherd.co.uk](mailto:mark.mcqueen@shepherd.co.uk)

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