

PUBLIC HOUSE OPPORTUNITY

- > ESTABLISHED TOWN CENTRE LOCATION
- > PLANNING CONSENT GRANTED FOR HOT FOOD TAKEAWAY
- > SIZE – 119.63 SQM (1,288 SQFT)
- > **PASSING RENT - £15,000 PER ANNUM**
- > **LEASE EXPIRY: 28TH NOVEMBER 2038**



TO LET

59 MARISCHAL STREET, PETERHEAD, AB42 1PR

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Public House to Let in Peterhead Town Centre

LOCATION

The property can be found within the Town of Peterhead, approximately 33 miles north of Aberdeen. Major employment within the town include fishing, onshore support for the oil industry, manufacturing and food processing. The population is approximately 18,000.

The subjects are located on the south side of Marischal Street, west of its junction with Erroll Street & Love Lane, within Peterhead town centre. The street is the prime retail and leisure destination with Marischal Street itself being pedestrianised. Other occupiers in the area include, W H Smith, H Samuel, Argos and New Look together with a number of local traders. Furthermore, the unit sits next to a 5-screen cinema which provides a leisure/destination element to this area of Peterhead.

DESCRIPTION

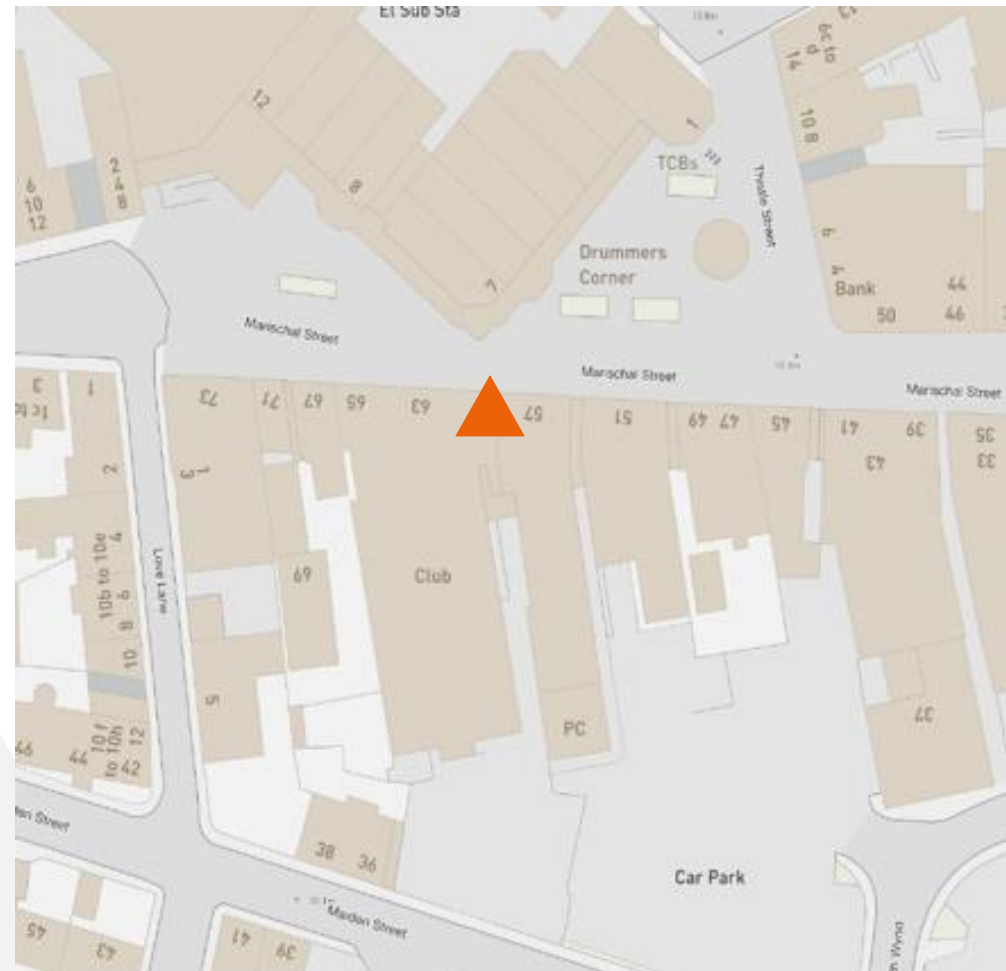
The premises comprise a ground floor public house surmounted by a pitched roof, there is pedestrian access via Marischal Street with a rear exit towards Maiden Street. The subjects benefit from a window frontage spanning the width of the unit, which provides ample natural light to the property.

Internally the property provides a modern and open plan fit out. The fit out incorporates traditional rustic timber flooring, polished aluminium bar, exposed brick and steel works. The subjects provide disabled W.C provisions, as well as further male and female W.C facilities to the rear of the unit on split level.

CURRENT USE/ALTERNATIVE USE

The subjects are assumed to be permitted as a Public House contained within The Town and Country Planning (Use Classes) (Scotland) Order 1997.

There is planning consent available for use as a Hot Food Takeaway. More details are available via the Aberdeenshire planning portal Reference: [APP/2023/O261](#).



ACCOMMODATION

ACCOMMODATION	m ²	ft ²
TOTAL	119.63	1,288

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition)

RENTAL

£15,000 per annum.

LEASE TERMS

The subjects are currently held on a Full Repairing and Insuring lease to Brewdog, expiring on the 28th of November 2038. Further details are available on request.

RATEABLE VALUE

The property is currently entered into the valuation roll for the value of £14,250.

Partial rates relief may be available to qualifying occupiers, more details are available via the Non-Domestic rates calculator: <https://www.mygov.scot/non-domestic-rates-calculator#!/property/>

ENERGY PERFORMANCE CERTIFICATE

The subjects currently have an EPC rating of

Further information and a recommendations report are available to seriously interested parties upon request.

VAT

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

LEGAL COSTS

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



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

Shepherd Chartered Surveyors 35 Queens Road, Aberdeen, AB15 4ZN, 01224 202800
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