

RETAIL PREMISES

- > LOCATED IN FRASERBURGH CENTRE
- > SIZE – 200.65 SQM (2,160 SQFT)
- > PRICE – OFFERS OVER £125,000
- > RENTAL - £14,000 PA
- > PARTIAL RATES RELIEF AVAILABLE FOR QUALIFYING OCCUPIERS

THE SHOEBOX

Superdrug

14

SALE
25% OFF
ORIGINAL PRICE
ON SELECTED ITEMS

SALE
NOW ON

FOR SALE/MAY LET

14 BROAD STREET, FRASERBURGH, AB43 9AH

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LOCATION

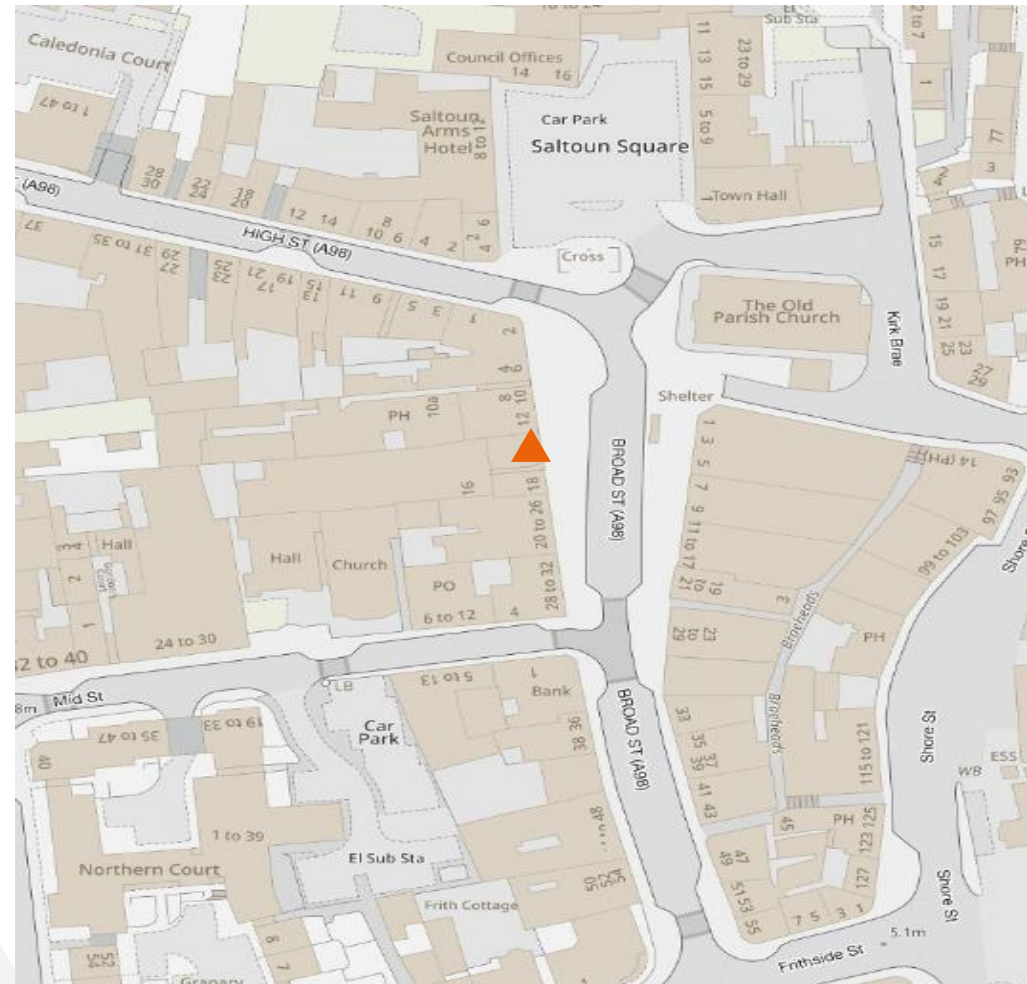
The property is centrally located within the popular coastal town of Fraserburgh, which lies 42 miles north of Aberdeen. The town serves as a major employment and service centre, with the towns economic base dominated by fishing and its associated businesses and industries.

The subjects themselves are situated on the west side of Broad Street between the junctions for Mid Street and the High Street. In close proximity is Saltoun Square which provides ample parking for customers. This location serves as part of Fraserburgh’s main commercial throughfare and features national and local occupiers alike. Surrounding occupiers include Iceland, Superdrug, Bruce of the Broch (Butchers), Specsavers, The Card Factory and Boots.

DESCRIPTION

The subjects comprise a ground floor retail unit set within a two storey and attic building of traditional construction. The rear most section of the property features a single storey extension with a flat roof over. The premises benefits from a single glazed frontage, with pedestrian access via an aluminium framed recessed doorway.

Internally, the subjects comprise a large open plan sales and services area to the front of the premises, with a storage area to the rear. The retailing portion of the property comprises flooring of a wooden style laminate overlay, with ceilings being suspended acoustic tiles. Natural lighting is provided via the premises frontage, with artificial lighting via LED panels mounted to the suspended ceiling. The rear portion of the premises provides ample accommodation used at present as storage. W.C facilities and a staff tea prep are located within this rear section. Heating is provided via storage heaters.



ACCOMMODATION

ACCOMMODATION	m ²	ft ²
Retail	135.15	1,455
Storage	65.49	705
TOTAL	200.65	2,160

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

PRICE

Offers over £125,000 are sought for our client’s interest in the subjects.

RENTAL

£14,000 per annum.

ENERGY PERFORMANCE CERTIFICATE

The subjects currently have an EPC rating of “D”

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

RATEABLE VALUE

The Rateable value as of 1st April 2023 for the subjects is shown on the Scottish assessors’ website as £14,000 per annum.

The subjects would therefore qualify for partial small business rates relief, with further details available on 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 Queen’s Road, Aberdeen, AB15 4ZN
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