

TO LET

SECOND FLOOR OFFICE ACCOMMODATION

33-35 MARISCHAL STREET,
PETERHEAD, AB42 1BS



- CENTRAL LOCATION
- NET INTERNAL AREA -
58.15 M² (626 FT²)

LOCATION:

The subjects are located within Peterhead approximately 33 miles north of Aberdeen and represents one of Aberdeenshire's principal service and employment centres. The town has a varied economic base with major employment opportunities being in the oil industry, fishing, manufacturing and the service industry.

The subjects are located within the heart of the town centre on Marischal Street, the town's main commercial thoroughfare.

The Ordnance Survey extract overleaf is for identification purposes only.

DESCRIPTION:

The subjects comprise of the second floor of a three storey building of traditional sandstone construction with a pitched and slated roof over incorporating timber single glazed dormer windows. The suite is accessed from a timber pedestrian entrance door and fixed timber staircase. The ground floor is utilised for retail use with the remaining floors providing office accommodation.

The suite itself has a suspended timber floor which is overlaid in carpet tiles. The walls and ceilings are papered and painted with lighting provided by Category 2 fluorescent strip and pendant light fittings. Heating is provided by wall mounted electric panel heaters. The suite is alarmed and access is via an intercom system.

VIEWING & FURTHER INFORMATION

By arrangement with letting agents:

J & E Shepherd
Chartered Surveyors
35 Queens Road
Aberdeen
AB15 4ZN

Tel : (01224) 202800

Fax : (01224) 202802

www.shepherd.co.uk



ACCOMMODATION:

The subjects provide the following accommodation:-

Second Floor 58.15 m² (626 ft²)

The foregoing areas have been calculated on a net internal area basis in accordance with the Code of Measuring Practice (Sixth Edition) as prepared by the RICS.

SERVICES:

The subjects benefit from mains supplies of water and electricity. Drainage is assumed to be to the main public sewer.

RATING:

The subjects are currently entered in the Valuation Roll at a Rateable Value of £3,700.

The ingoing occupier may be eligible for 100% Rates Relief from the Small Business Bonus Scheme.

TERMS:

The property is available on a new full repairing and insuring lease for a period of negotiable duration. Any medium to long term lease shall incorporate regular upward only rent reviews.

ENERGY PERFORMANCE CERTIFICATE:

The subjects have a current Energy Performance Rating of " G "



Further information and a recommendation report is available to seriously interested parties on request.

RENTAL:

£5,000 per annum exclusive. As is standard practice this will be payable quarterly in advance.

VAT:

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

LEGAL COSTS:

The ingoing occupier will be responsible for all legal costs associated with the lease including Stamp Duty Land Tax and Registration dues.

ENTRY DATE:

Upon conclusion of legal missives.

VIEWING:

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

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Contact: Mark McQueen

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