



- TOWN CENTRE RETAIL UNIT
- 122.41 SQ.M (1,317 SQ.FT)
- CENTRAL LOCATION
- RENTAL: £12,000 PER ANNUM EXCLUSIVE OF VAT

VIEWING & FURTHER INFORMATION:

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LOCATION:

The property is located within the popular coastal town of Fraserburgh, which is located 42 miles north of Aberdeen. The town serves as a major employment and service centre within the east of Aberdeen North, with the town's economic base dominated by fishing and its associated businesses and industries. Fraserburgh has a wide range of services with good shopping and leisure facilities in addition to five primary schools, one secondary school and the Banff & Buchan College of Further Education. The population within Fraserburgh is understood to be around 12,500.

The subjects themselves are located within Fraserburgh town centre on Broad Street which would be considered the main retailing pitch within the town. Occupiers within the near vicinity include Santander, Shelter, MacRae Stephen and Co and Stewart and Watson. As the subjects are located within the town centre the subjects benefit from high levels of passing pedestrian and vehicular traffic with on street car parking also provided within the nearby area.

The Ordnance Survey extract overleaf is for identification purposes only.

DESCRIPTION:

The subjects comprise of a mid-terraced ground floor retail unit contained within a three storey and attic traditional building of granite design with a pitched and slated roof which further incorporates dormer projections. Access to the subjects is via a recessed pedestrian timber doorway from Broad Street. The subjects are split to provide office/retailing space, W.C. facilities, meeting rooms and a rear section dedicated to staff office use which is located at a raised floor level. Floors throughout the property are of a suspended timber design which have been carpeted throughout with walls being plastered and painted. The ceilings are of suspended tile design which further incorporate fluorescent strip light fittings which provide artificial lighting throughout the unit. Natural daylight is provided via the double glazed frontage towards the entrance to the property. The rear of the subjects is accessed via a raised level.



48 BROAD STREET, FRASERBURGH, AB43 9AH

ACCOMMODATION:

The subjects provide the following accommodation:-

ACCOMMODATION	M ²	FT ²
Ground Floor	122.41	1,317

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.

RENTAL:

£12,000 per annum exclusive of VAT. As is standard practice this will be payable quarterly in advance.

RATING:

The subjects are currently entered into the Valuation Roll at a Rateable Value of £13,750. We would point out that an incoming occupier would have the opportunity to appeal this Rateable Value and that 100% Rates Relief may be available to qualifying tenants.

ENERGY PERFORMANCE CERTIFICATE:

The subjects have a current Energy Performance Rating of F.

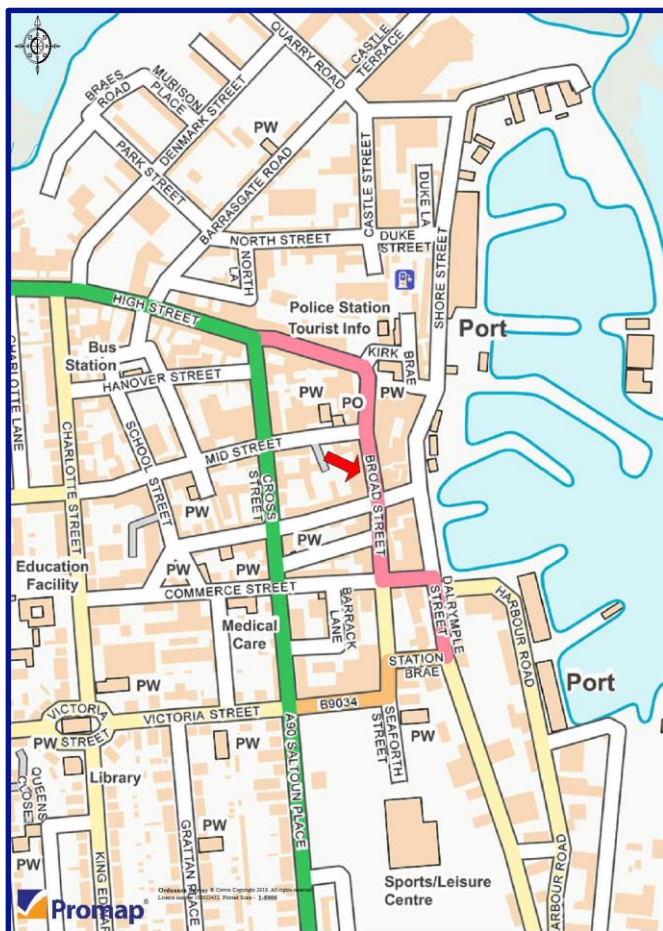
Further information and a recommendation report is available to seriously interested parties on request.

VAT:

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

LEGAL COSTS:

Each party will be responsible for their own legal costs incurred with the ingoing occupier being responsible for any Registration Dues and LBTT where applicable.



VIEWING:

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

Shepherd Chartered Surveyors
35 Queens Road
Aberdeen
AB15 4ZN

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