

11 DALRYMPLE STREET, FRASERBURGH, AB43 9BH



- **NET INTERNAL AREA**
88.84M² (956FT²)
- **RENTAL £11,000 PER ANNUM**
- **INCENTIVES AVAILABLE**
- **CAN BE LET AS WHOLE OR IN PARTS**

VIEWING & FURTHER INFORMATION:

Mark McQueen -
Mark.mcqueen@shepherd.co.uk

Tel: 01224 202800
www.shepherd.co.uk

LOCATION:

The property is situated within the coastal town of Fraserburgh which lies approximately 45 miles north of Aberdeen and 18 miles north west of Peterhead.

The subjects are located on the south side of Dalrymple Street in close proximity to Harbour Road and South Harbour Road.

The OS extract overleaf is for identification purposes only.

DESCRIPTION:

The subjects comprise a ground and lower ground floor office within a three storey and attic detached office building. The main walls have been constructed from traditional stonework whilst the roof over is framed, pitched and clad in slates.

Internally at ground floor level the floors are of a suspended timber design overlaid with carpet whilst at lower ground floor level is concrete overlaid with carpet. The walls are of a painted plasterboard design with the ceiling of a similar finish incorporating feature cornicing. Natural lighting is provided via timber sash and casement windows with aluminium secondary glazing and additionally via hanging light fittings or fluorescent strip lighting.

Furthermore at lower ground floor level is a kitchenette, store and toilet facilities.

11 DALRYMPLE STREET, FRASERBURGH, AB43 9BH

ACCOMMODATION:

The subjects provide the following accommodation:-

Floor	ACCOMMODATION	M ²	FT ²
Ground	3 traditional offices	52.84	568
Lower Ground	Large office, private office, store, male & female toilet	36	388
Total		88.84	956

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.

RATING:

The subjects are currently entered in the Valuation Roll at a Net and Rateable value of £1,750 for the lower ground floor and £2,500 for the ground floor. We would point out that an incoming proprietor would have the opportunity to appeal this rateable value.

RENTAL:

A rental of £11,000 per annum is sought.

Alternatively our client may let the floors individually and further details can be provided on application.

PRICE:

Upon application.

LEASE TERMS:

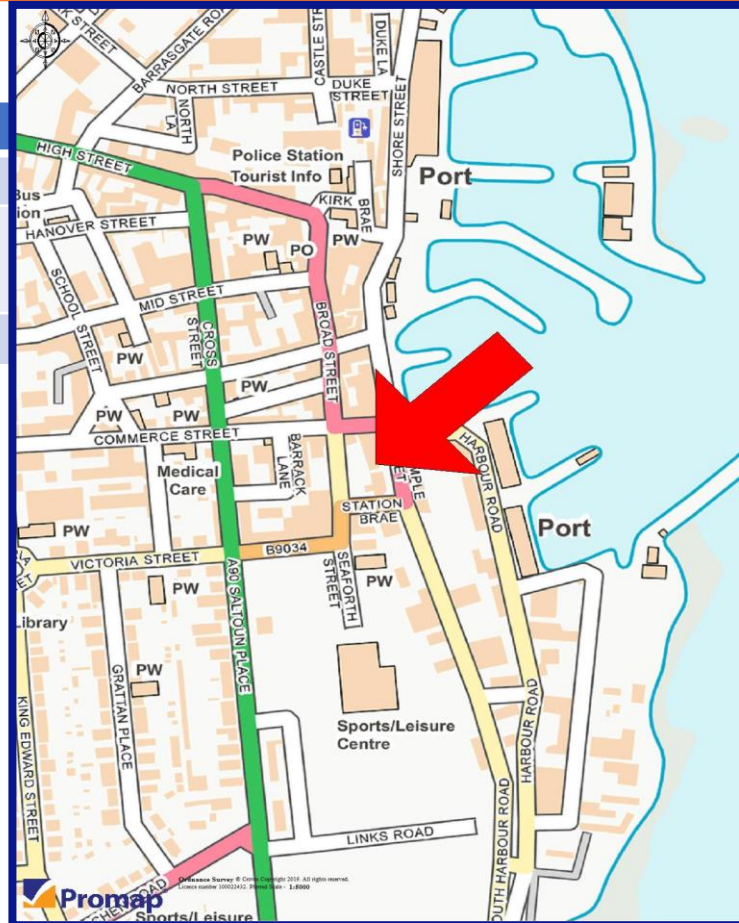
Our client is seeking to lease the subjects for a negotiable period with any medium to long term lease being subject to upward only rent review provisions.

VAT:

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

ENTRY DATE:

Upon conclusion of legal missives.



LEGAL COSTS:

In the normal manner the incoming tenant will be responsible for our clients reasonably incurred legal costs together with any LBTT and recording dues.

VIEWING:

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

Shepherd Chartered Surveyors
35 Queens Road
Aberdeen
AB15 4ZN

Publication Date: January 2019

Contact: Mark McQueen

Email: mark.mcqueen@shepherd.co.uk

Tel: 01224 202800 Fax: 01224 202802