

TO LET / FOR SALE

Retail / Warehouse Premises

Suitable For A Variety Of Uses
Subject To Planning

Site Extends To 0.46 Hectares
(1.13 Acres)

Size – 1,178.50 Sqm (12,685 Sqft)

Rental: £50,000 Per Annum

Price: Upon Application



WHAT 3 WORDS

3 BARRASGATE ROAD, FRASERBURGH, AB43 9HH

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Location

3 BARRASGATE ROAD, FRASERBURGH, AB43 9HH



The subjects are located in the coastal town of Fraserburgh, which is located 42 miles north of Aberdeen. The town serves as a major employment and service centre for North Aberdeenshire. More specifically, the subjects are located on the North West side of Barrasgate Road at its junction with Park Street, also benefiting from a frontage to Denmark Street.

The location is to the immediate North of Fraserburgh town centre within a mixed commercial and industrial position with good access to the local and national road network



FIND ON GOOGLE MAPS



Description

3 BARRASGATE ROAD, FRASERBURGH, AB43 9HH



The subjects comprise of a detached single storey building which is of steel portal frame construction with the walls being of infill concrete block and brick with insulated profile metal sheeting above. The roof is of flat pitched design and of profile metal sheeting design.

Access to the premises is via a recessed automatic aluminium and glazed door to the Barrasgate Road elevation for the retail area, whilst loading is also available via a steel roller shutter door from Denmark Street.

Internally the floors are of concrete construction with the accommodation being split to form a large open plan retail sales areas, together with a rear stock/staff area.

Accommodation

	m ²	ft ²
Ground Floor	1,178.50	12,685

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



The Detail

3 BARRASGATE ROAD, FRASERBURGH, AB43 9HH

Rental & Lease Terms

£50,000 per annum.

The subjects are available on a new full repairing and insuring lease of negotiable duration.

Price

Upon Application

Rateable Value

The property is currently entered into the valuation roll at a rateable value of £53,000.

An ingoing occupier/purchaser will have the opportunity to appeal this figure.

Energy Performance Certificate

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.

Get in Touch

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



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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