

VIDEO TOUR

RETAIL UNIT

- > RENTAL - £14,000 PER ANNUM
- > SIZE – 134.11 SQM. (1,444 SQFT.)
- > ATTRACTIVE TOWN CENTRE LOCATION
- > RATES SCHEMES MAY BE AVAILABLE TO QUALIFYING OCCUPIERS

TO LET


SHEPHERD
COMMERCIAL
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TO LET

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RETAIL UNIT IN PROMINENT LOCATION

LOCATION

The property occupies a prominent location on Broad Street within Peterhead Town Centre. As the retail throughfare of the town the premises benefits from experiencing enhanced footfall. The surrounding area is predominantly commercial nature with occupiers such as Boots, Brewdog, Santander and William Hill in close proximity.

Car parking facilities are located via the public car park in the central section of Broad Street which is on a pay and display basis.

DESCRIPTION

The subjects comprise of a ground floor retail unit within a 4 storey building of traditional stonework construction with a flat roof over. Access to the property is via recessed glazed pedestrian door which leads onto the main sales area which is currently utilised as a seating area.

The flooring has been overlaid in wood effect laminate with the walls being a mixture of plasterboard, timber paneling and aqua paneling. The ceiling is primarily of a suspended acoustic tile design incorporating a mixture of light fittings with natural light being provided by 2 large display windows at the front of the property.

Towards the rear of the property are a number of storage areas along with male and female wc's. Also located at the rear of the property is an additional exit.



ACCOMMODATION

	m ²	ft ²
Ground Floor	134.11	1,444

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

RENTAL

A rental of £14,000 per annum is sought for the property.

LEASE TERMS

The premises are available on the basis of a new Full Repairing and Insuring lease of negotiable duration.

RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at a Rateable Value of £13,250, however we would point out that Small Business Bonus Scheme would be available to qualifying occupiers.

Further information - <https://www.mygov.scot/non-domestic-rates-calculator#!/result/>

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of 'G'

Full documentation can be provided upon request.

VAT

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

LEGAL COSTS

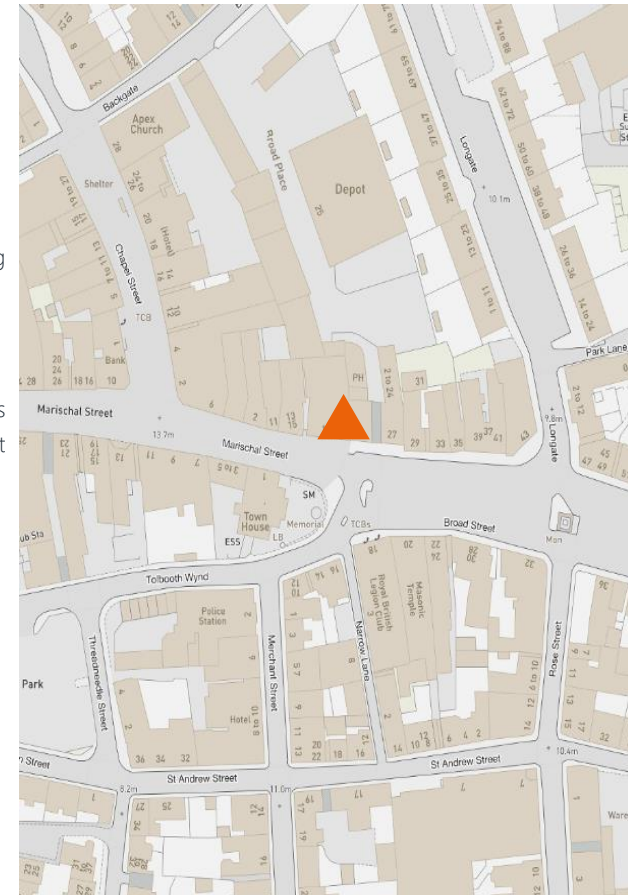
Each party will be responsible for their own legal costs associated with the transaction with the ingoing tenant being responsible for any registration dues, lbt etc.

ENTRY

Upon conclusion of legal missives

VIDEO TOUR

[Click here](#) for a video tour of the property



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

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