

REDUCED PRICE

VIDEO
TOUR
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LEISURE OPPORTUNITY

- > PRICE – OFFERS OVER £65,000
- > SIZE – 262.91 SQM. (2,830 SQFT)
- > CLASS 11 (LEISURE) & CLASS 3 CONSENT GRANTED
- > PRIME TOWN CENTRE LOCATION
- > 100% RATES FREE OPPORTUNITY



FOR SALE

FIRST FLOOR, 59 MARISCHAL STREET, PETERHEAD, AB42 1PR

CONTACT: Mark McQueen, mark.mcqueen@shepherd.co.uk | Shona Boyd, shona.boyd@shepherd.co.uk , 01224 202800, www.shepherd.co.uk



Unique Leisure Opportunity within the Heart of Peterhead

LOCATION

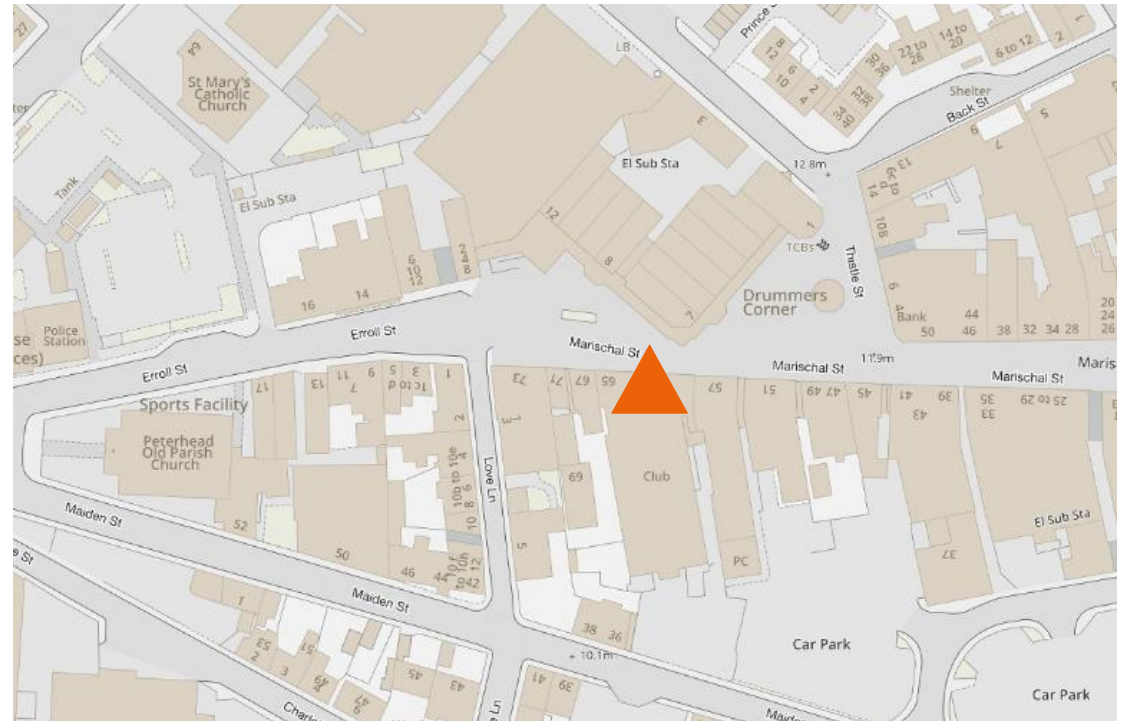
The property can be found within the town of Peterhead, approximately 33 miles north of Aberdeen. Major employment in the town include fishing, onshore support for the oil industry, manufacturing and food processing.

The property itself is located within a prime spot in the town centre directly opposite Drummers Corner, and consequently benefits from strong footfall. The location is further enhanced with a new 5 screen cinema on street level below the unit, which compliments uses within the immediate vicinity, such as Brewdog. Other occupiers in the area include, W H Smith, H Samuel, Argos and New Look together with a number of local traders.

DESCRIPTION

The premises comprise of the first floor of a substantial property, which can be accessed from two separate entrances on Marischal Street. The unit provides open plan accommodation which has previously been used for leisure purposes. There is good natural light to the property from windows to the front elevation. Both male and female w.c facilities are available.

There is servicing available to the rear via a rear yard/car park which is shared with 57 - 61 Marischal Street.



POTENTIAL USES

The property has most recently been utilised for leisure purposes and accordingly presents an excellent opportunity to be used as such again, as well as a variety of commercial uses.

The subjects have previously obtained Change of Use From Class 11 (Assembly and Leisure) to Class 3 (Food and Drink) Further information can be found at:

<https://upa.aberdeenshire.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=Q7UCTICALAN00>

Any interested party should satisfy themselves in respect of planning and their proposed use.

ACCOMMODATION	m ²	ft ²
First Floor	262.91	2,830

The above floor area have been calculated on a gross internal floor area in accordance with the RICS Code of Measuring Practice (6th Edition)

PRICE

Offers over £65,000 is sought for our client's heritable interest in the property.

RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at a Rateable Value of £11,500.

100% Rates Relief is available to qualifying occupiers, with further information available on request.

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

No VAT is payable in addition to the sale price.



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

Shepherd Chartered Surveyors 35 Queens Road, Aberdeen, AB15 4ZN, 01224 202800
Mark McQueen, mark.mcqueen@shepherd.co.uk Shona Boyd, shona.boyd@shepherd.co.uk

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