

## RETAIL PREMISES

- > PRIME TOWN CENTRE LOCATION
- > SIZE – 95.88 SQM (1,032 SQFT)
- > RENTAL - £12,000 PER ANNUM
- > PRICE - £125,000

British Heart Founda

FOR SALE  
BY AUCTION  
SHEPHERD  
COMMERCIAL  
01224 202800  
www.shepherd.co.uk

TO LET/FOR SALE

41 MARISCHAL STREET, PETERHEAD, AB42 1BS

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**LOCATION**

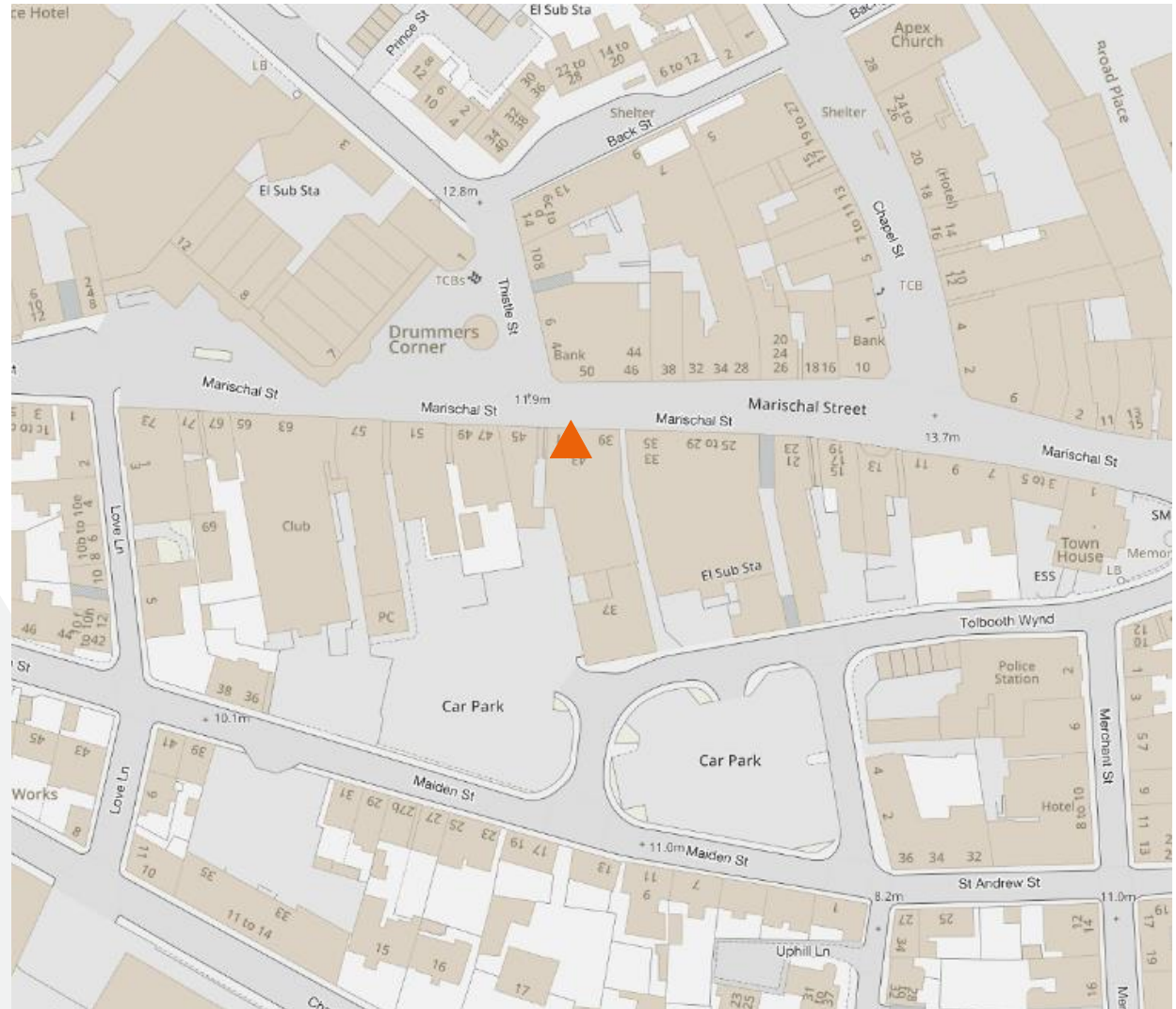
The property can be found within the town of Peterhead, approximately 33 miles north of Aberdeen. Major employment within the town include fishing, onshore support for the oil industry, manufacturing and food processing. The population is approximately 18,000.

The property itself is located within the pedestrianised section of Marischal, the main commercial thoroughfare within the town centre and close to drummers' corner. A number of national and local retailers are present within the area to include, boots, nationwide, WH smith, hays travel, Iceland and arc cinema.

**DESCRIPTION**

The property comprises the ground floor of a two storey and attic granite property and benefits from good frontage to Marischal street.

Internally, the accommodation comprises a large sales area, stock area, staff kitchen and single wc to the rear.



## ACCOMMODATION

ACCOMMODATION	SQM	SQFT
Ground Floor	95.88	1,032

The above floor area has been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition)

## RENTAL

£12,000 per annum exclusive of VAT and payable quarterly in advance.

## LEASE TERMS

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

## PRICE

£125,000 is sought for our client's interest in the premises.

## RATEABLE VALUE

The property is currently entered into the valuation roll for the value of £13,500

Rates relief may be available with further information available upon request.

## ENERGY PERFORMANCE CERTIFICATE

The subjects currently have an EPC rating of E

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.



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

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