

VIDEO
TOUR

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RETAIL PREMISES

- > GUIDE PRICE : £75,000
- > SIZE – 128.06 SQM. (1,378 SQFT.)
- > SUITABLE FOR A RANGE OF COMMERCIAL USES
- > MAINTAINED TO A MODERN STANDARD
- > TOWN CENTRE LOCATION

AUCTION DATE
18TH APRIL 2024

FOR SALE

60 HIGH STREET, FRASERBURGH, AB43 9HP

CONTACT: Shona Boyd, shona.boyd@shepherd.co.uk, 01224 202800, www.shepherd.co.uk | www.shepherd.co.uk/commercial-auctions

LOCATION

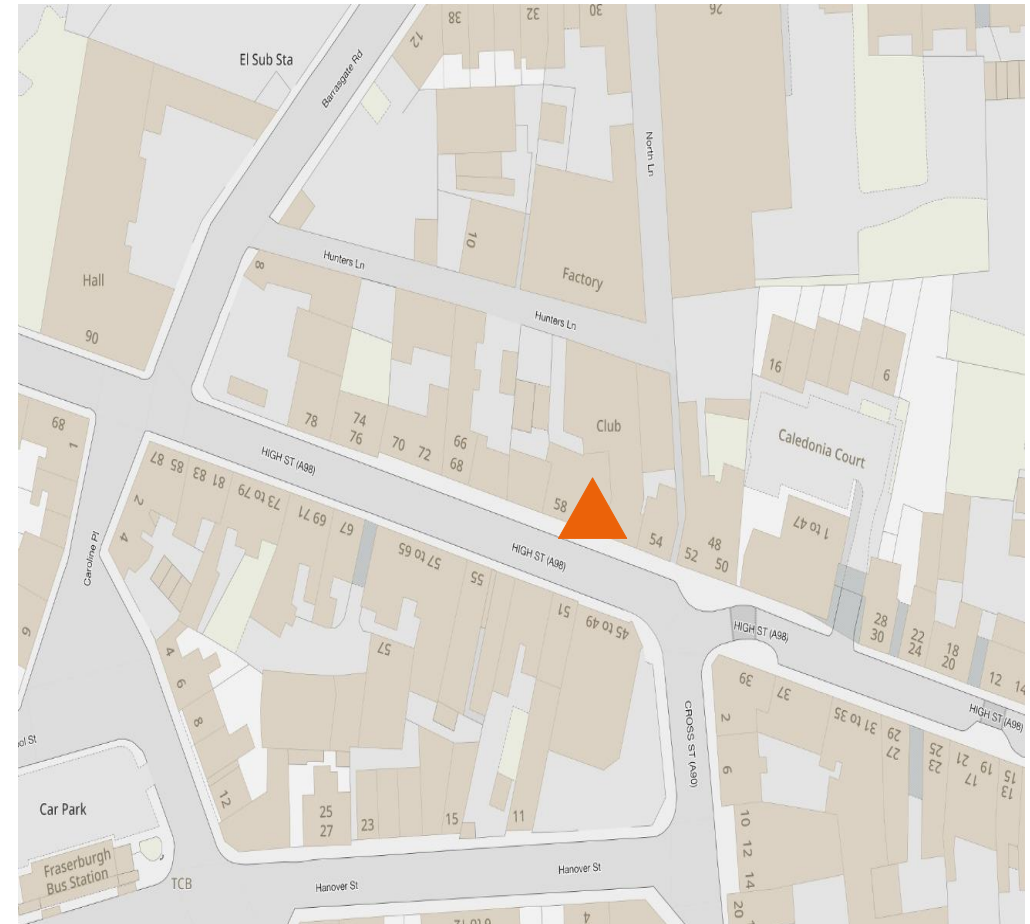
The property is located within the popular coastal town of Fraserburgh, which is located 42 miles north of Aberdeen. The town serves as a major employment and service centre within the east of Aberdeen North, with the town's economic base dominated by fishing and its associated businesses and industries.

The property itself is located on the north side of High Street, between its junctions with Cross Street and Barrasgate Road, a short distance to the west of the town centre. Commercial occupiers in the vicinity include Rubicer and Fraserburgh Development Trust

DESCRIPTION

The subjects comprise a ground and first floor retail unit within a single-storey and attic traditional building, as well as single storey extension to the rear. The property provides a wide display window frontage, with a pedestrian entrance doorway and signage fascia above.

Internally, at ground floor level the subjects provide an open plan sales/services area, mostly recently occupied by a hairdresser. The subjects have been well maintained and would be suitable for immediate occupation by a range of commercial occupiers. The main sales area has suspended laminate flooring, with a mix of papered and painted plasterboard lined walls, and painted plasterboard lined ceilings. There is ample natural light to the premises via its display windows, with artificial lighting provided via recessed spotlighting. To the rear, the subjects host a tea prep and W.C Facilities. A timber staircase provides access to the first floor, which features further rooms which are similarly finished to the ground floor. Heating to the premises is provided by way of a gas fired central heating system.



ACCOMODATION

The below floor areas have been calculated on a Net Internal Floor Area Basis in accordance with the RICS Code of Measuring Practice.

Accommodation	SQM	SQFT
Ground Floor	66.59	717
First Floor	61.47	661
Total	128.06	1,378

GUIDE PRICE

£75,000

RATING

The subjects have a Rateable Value of £9,900 effective from April 1st 2023.

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

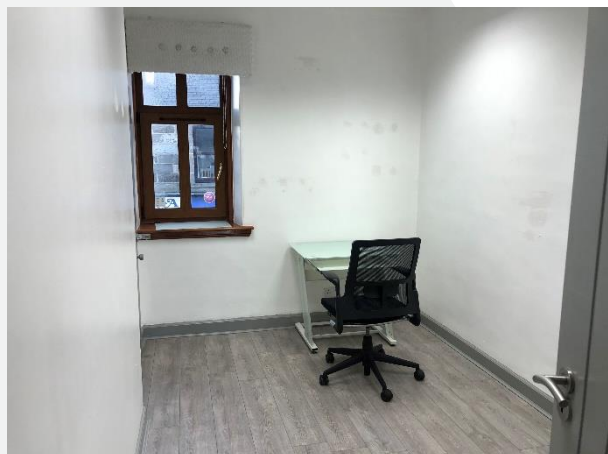
ENERGY PERFORMANCE CERTIFICATE

The premises have an Energy Performance Rating of 'C'.



Ground Floor

First Floor



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ONLINE AUCTION

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RESERVE PRICE

The reserve price is the minimum price for which the property can be sold and is confidential between the auctioneer and the vendor and cannot be disclosed.

If the reserve price isn't met, the property will remain unsold. You can contact our team and at this point you'll be able to make an offer which will be referred to the sellers for their consideration

GUIDE PRICE

Properties advertised with a guide price is within 10% above or below the reserve price when a single figure is stated.

If the guide price is a bracket figure, the reserve price cannot exceed the top end of the bracket price.

BUYER FEES

The buyer's fee is 2% plus VAT subject to a minimum of £2,000 plus VAT.

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Buyers will be required to pre-register prior to approval of their bid.

DEPOSIT

At the end of the auction, if the reserve price has been met, a 10% deposit will be payable.

LEGAL COSTS

Each party shall be responsible for their own legal costs associated with the transaction with the ingoing occupier being responsible for any LBTT, registration dues etc.

LEGAL PACK

The legal pack is available to view online.

VAT

See legal pack.

CONTACT DETAILS**Local Office Contact**

Shona Boyd

35 Queens Road

Aberdeen, AB15 4ZN

Tel: 01224 202800

Shona.boyd@shepherd.co.uk

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

Shepherd Chartered Surveyors 35 Queens Road, Aberdeen, AB15 4ZN 01224 202 800
Shona Boyd, shona.boyd@shepherd.co.uk, 01224 202800

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