

AUCTION DATE
18TH APRIL 2024 @
2:30 PM

ONLINE AUCTION

- > TAKEAWAY INVESTMENT
- > GUIDE PRICE - £95,000 PLUS VAT
- > PASSING RENTAL – £10,000 PER ANNUM
- > LEASE EXPIRY – 30TH JUNE 2033
- > SIZE – 143.53 SQ.M (1,545 SQ.FT)

Italian Star
01346 379075 TAKEAWAY 01346 379075

FOR SALE

75 – 77 BROAD STREET, FRASERBURGH, AB43 9AU

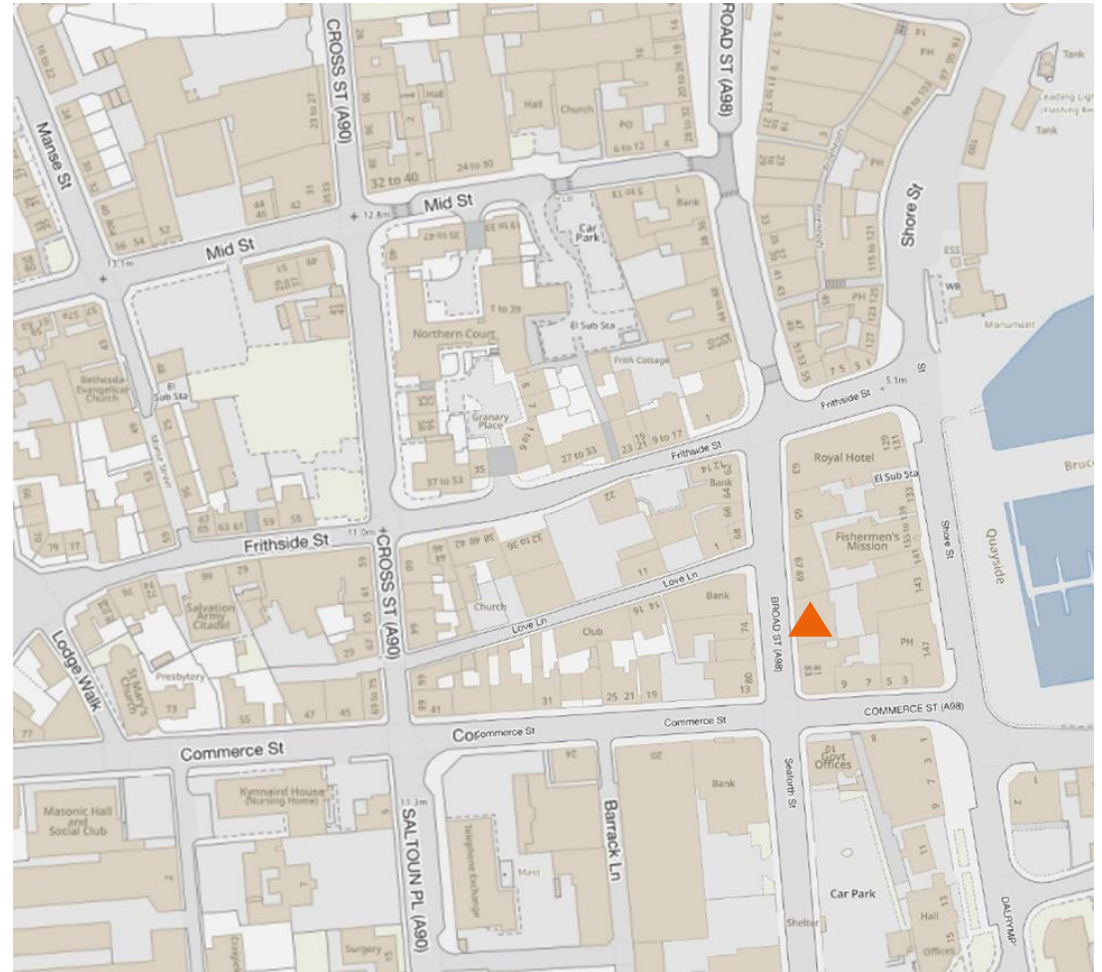
CONTACT: Mark McQueen, mark.mcqueen@shepherd.co.uk, 01224 202800 , www.shepherd.co.uk | www.shepherd.co.uk/commercial-auctions

LOCATION

Fraserburgh is located approximately 42 miles north of Aberdeen. The town serves as a major employment and service centre with the towns economic base being dominated by fishing and its associated businesses and industries. The population of Fraserburgh is approximately 12,500.

The premises themselves are located on the east side of broad street between its junctions with commerce street and frithside street.

There is a range of local and national operators present within the town and include boots, card factory, Santander, cancer research, semi-chem and Specsavers.



DESCRIPTION

The subjects form the ground floor of a two storey and attic, traditional granite and slate premises. To the rear are two single storey extensions with flat felt roofs. The premises benefit from large window display with a central recessed doorway

Internally the space is split to provide a large open restaurant/takeaway area with fixed counter, cooking area and to the rear are several prep and storage areas together with two wcs.

ACCOMODATION

The below floor areas have been calculated on a Net Internal Floor Area Basis.

Accommodation	SQM	SQFT
Ground Floor	143.53	1,545

The above-mentioned floor areas are calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

TENANCY DETAILS

The subjects are let on full repairing and insuring terms subject to a schedule of condition from 1st July 2023 for a period of 10 years. The passing rent is £10,000 per annum with a provision within the lease for upward only rent reviews on a 3 yearly basis.

Further information on lease terms are available within the legal pack

It is anticipated that there is potential to increase the rent at the rent review in 2026, further information available is available upon request.

GUIDE PRICE

The guide price is £95,000 plus VAT.

ENERGY PERFORMANCE CERTIFICATE

The subjects have a current Energy Performance Certificate Rating of G

Further information and a recommendation report are available to seriously interested parties upon request



FOR SALE BY UNCONDITIONAL ONLINE AUCTION

www.shepherd.co.uk/commercial-auctions

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.

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.

LEGAL PACK

The legal pack is available to view online.

VAT

The property is elected for VAT, see legal pack for further information.

CONTACT DETAILS**Local Office Contact**

Mark McQueen

35 Queens Road

Aberdeen, AB15 4ZN

Tel: 01224 202828

Mark.McQueen@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

Mark McQueen, mark.mcqueen@shepherd.co.uk, 01224 202800 , www.shepherd.co.uk | www.shepherd.co.uk/commercial-auctions

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