

**FOR SALE**

## **FORMER CHURCH BUILDING**

**LOCATED IN CLOSE PROXIMITY  
TO PETERHEAD TOWN CENTRE**

**SUITABLE FOR A RANGE OF  
COMMERCIAL USES**

**ADDITIONAL GARDEN SPACE  
AT REAR OF BUILDING**

**SIZE – 184.81 SQM (1,989 SQFT)**

**PRICE- £70,000**

**VIRTUAL TOUR** 

**22 MERCHANT STREET, PETERHEAD, AB42 1DU**

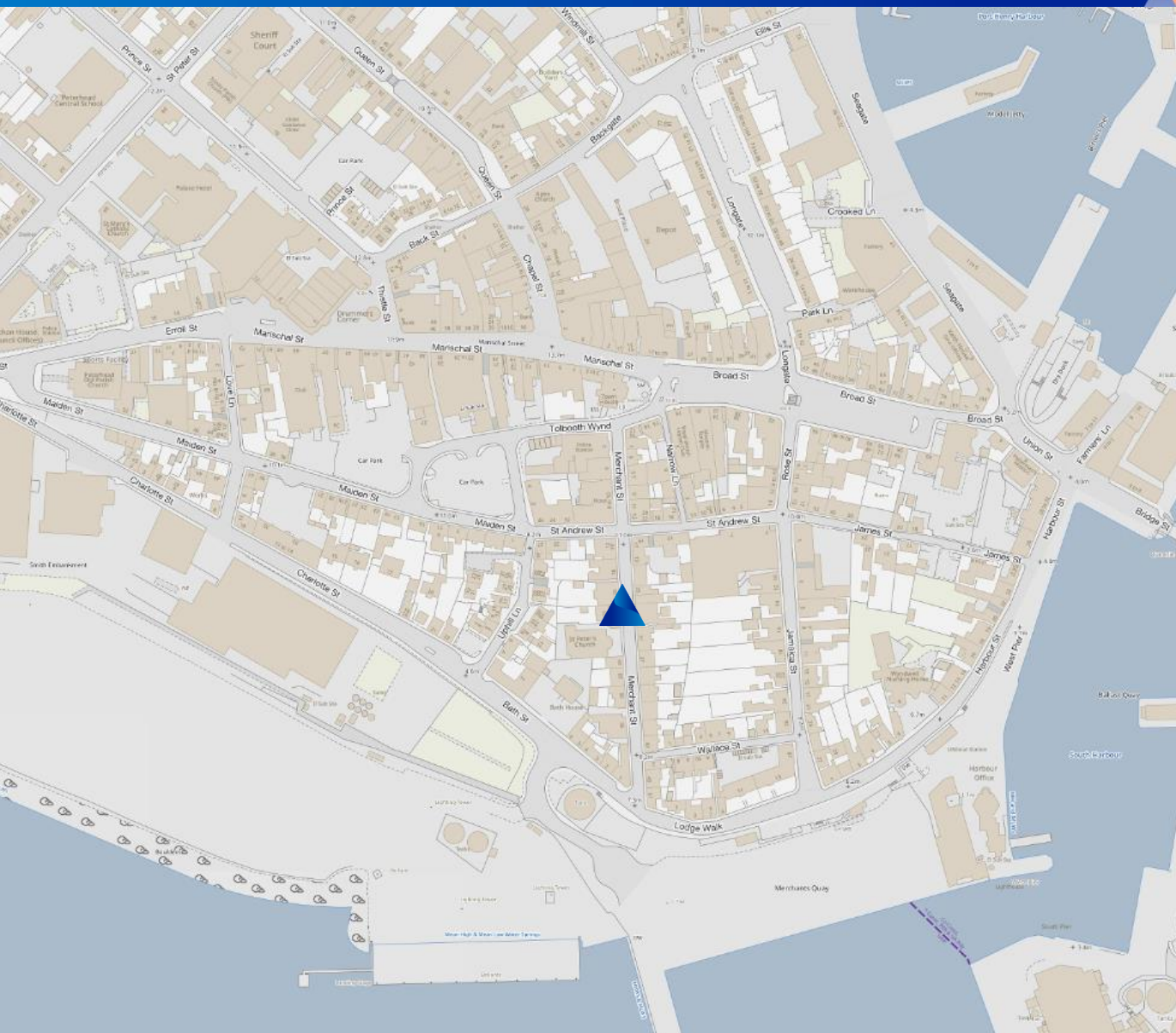
**CONTACT: Melanie Grant, [melanie.grant@shepherd.co.uk](mailto:melanie.grant@shepherd.co.uk) | 01224 202800 | [shepherd.co.uk](http://shepherd.co.uk)**





# Location

22 MERCHANT STREET, PETERHEAD, AB42 1DU



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

The subjects themselves are located on Merchant Street between the junctions at St Andrew Street and Bath Street. This location is only a short distance from Marischal Street, the Town's main commercial thoroughfare. The rear of the subjects are also opposite two large pay and display car parks that serve the Town Centre.



End Terraced Church Building



FIND ON GOOGLE MAPS



# Description

22 MERCHANT STREET, PETERHEAD, AB42 1DU



The subjects comprise an end terraced church building of traditional stone construction, with a pitched slate roof over. Access to the property is via a gate which is shared with the neighbouring church, with a pedestrian doorway located around the corner towards the rear of the premises.

Internally, the subjects provide accommodation across ground, first and attic levels. The ground floor provides a main hall area, this provides ample accommodation for ongoing use as a nursery, with the option to be adapted for other uses such as a reverting to a church hall, or for social/community-based activities. The upper floors provide additional accommodation to provide the occupiers options for office or storage space.

To the rear of the premises is an enclosed garden which forms part of the subjects.

## Accommodation

	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	97.10	1,045
First Floor	23.65	255
Second Floor	64.05	689
TOTAL	184.81	1,989

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



# Floor Plans

22 MERCHANT STREET, PETERHEAD, AB42 1DU

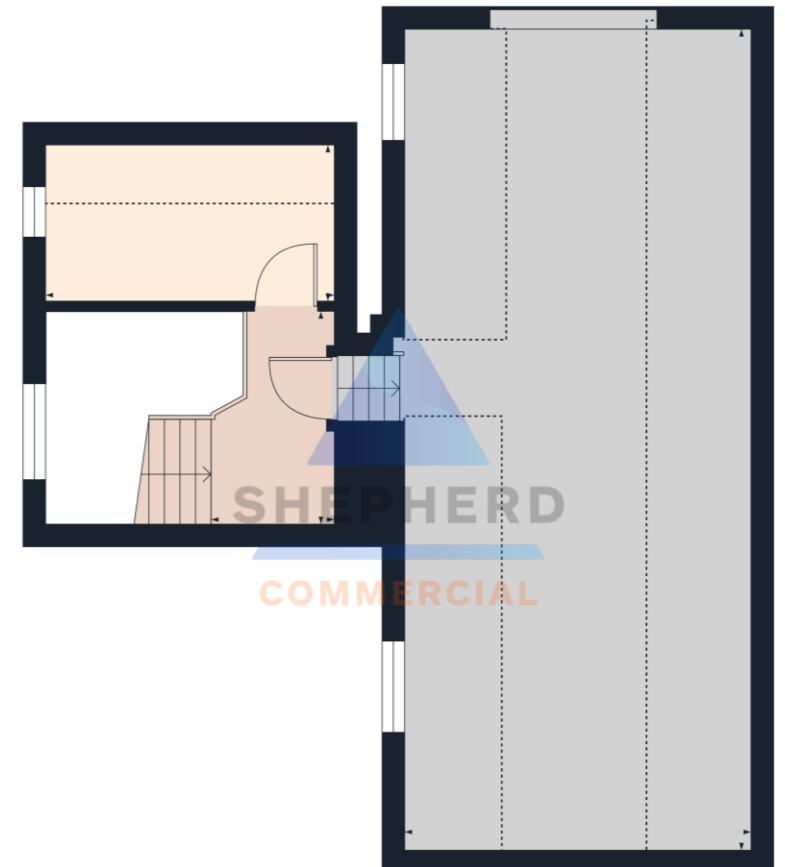
Ground Floor



First Floor



Second Floor / Attic





## External Photos

22 MERCHANT STREET, PETERHEAD, AB42 1DU





## Price

£70,000 is sought for our client's interest.

## Planning

The subjects have most recently been utilised as a nursery falling under Class 10 (Non-residential institutions). The premises would be suitable for ongoing uses of this nature, or other uses, subject to planning.

## Rateable Value

The Rateable value as of 1st April 2023 for the subjects is shown on the Scottish assessors' website as follows:

- 22 Merchant Street: £12,250
- 22 Merchant Street – Attic Floor: £1,300

The subjects would therefore qualify for small business rates relief should a qualifying occupier be identified.

## Energy Performance Certificate

The subjects currently have an EPC rating of "B"

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.



## Get in Touch

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



**Melanie Grant**

[melanie.grant@shepherd.co.uk](mailto:melanie.grant@shepherd.co.uk)

## Shepherd Chartered Surveyors

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## ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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