

VIDEO
TOUR
>>>

1ST & 2ND FLOOR OFFICE/RETAIL UNIT

- > FIRST FLOOR – 56.82 SQM. (612 SQFT.)
- > SECOND FLOOR – 58.15 SQM. (626 SQFT.)
- > FLEXIBLE TERMS AVAILABLE
- > LOCATED IN PETERHEAD TOWN CENTRE
- > STORAGE USE PERMITTED

Hays Travel

TO LET

33-35 MARISCHAL STREET, PETERHEAD, AB42 1BS

CONTACT: Melanie Grant, melanie.grant@shepherd.co.uk 01224 202800, www.shepherd.co.uk

**SHEPHERD**
COMMERCIAL

Office Accommodation in Peterhead Town Centre

LOCATION

The subjects are located within Peterhead approximately 33 miles north of Aberdeen and represents one of Aberdeenshire's principal service and employment centres.

The subjects are located within the heart of the town centre on Marischal Street, the town's main commercial thoroughfare. Surrounding occupiers include Hays Travel, Nickel & Dime and Iceland Foods.

DESCRIPTION

The subjects comprise of the first and second floors of a three-storey building with the ground floor being in retail use. The building is of traditional sandstone construction with a pitched and slated roof. The suites are accessed directly from Marischal Street via a timber pedestrian entrance door

The subjects provide cellular office accommodation with dedicated tea making facilities and common w.c. facilities. The accommodation is generally carpeted throughout with lighting provided but category 2 light fittings. Heating is provided by wall mounted electric panel heaters

USE

The subjects have historically been used as office accommodation and could continue to be used as such. The unit would also be permitted for use in line with storage purposes.

Enquiries are welcome for a range of uses including retail and professional services.



ACCOMMODATION

The subjects provide the following accommodation:

ACCOMMODATION	m ²	ft ²
First Floor	56.82	612
Second Floor	58.15	626
TOTAL	114.97	1,238

The above areas have been calculated on a net internal area basis in accordance with the Code of Measuring Practice (Sixth Edition) as prepared by the RICS.

RATING

The subjects are currently entered in the Valuation Roll at the following Rateable Values

- First floor – £4,400
- Second Floor – £3,400

The incoming occupier may be eligible for 100% Rates Relief from the Small Business Bonus Scheme.

LEASE TERMS AND RENTAL

Flexible terms are available, with more information available on application.

ENERGY PERFORMANCE CERTIFICATE

The subjects have a current Energy Performance Rating of 'G'.

LEGAL COSTS

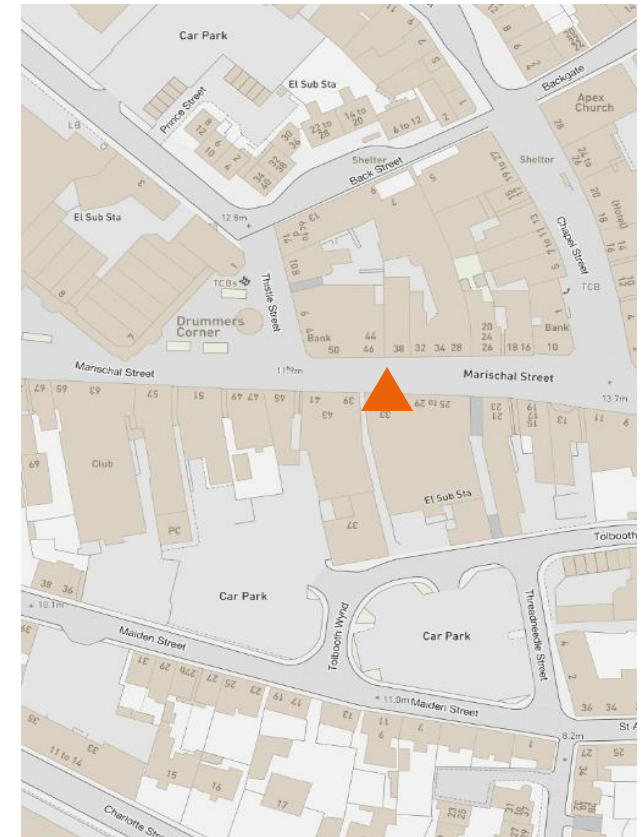
The incoming occupier will be responsible for all legal costs associated with the lease including LBTT and Registration dues.

VAT

All rents, prices, premiums etc are quoted exclusive of VAT

VIDEO TOUR

Click [here](#) for a video tour.



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

Shepherd Chartered Surveyors 35 Queens Road, Aberdeen, AB15 4ZN, 01224 202800
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