



TO LET

Retail Unit

Size – 134.11 SQM. (1,444 SQFT.)

Attractive town centre location

Rates Schemes may be available to qualifying occupiers

Rental - £13,000 per annum



VIDEO TOUR

17 BROAD STREET, PETERHEAD, AB42 1HY

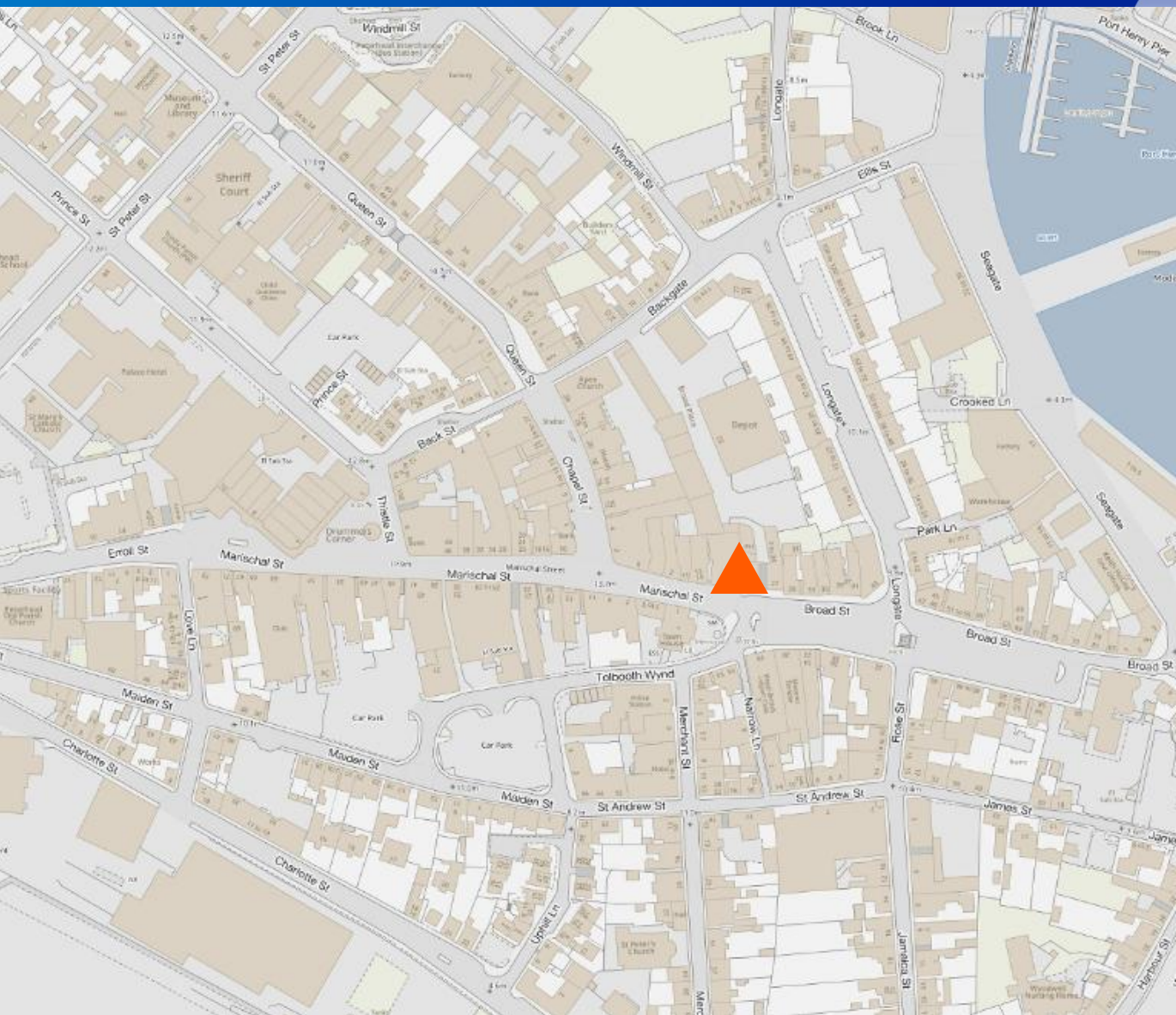
CONTACT: Melanie Grant, melanie.grant@shepherd.co.uk | 01224 202800 | shepherd.co.uk
James Cavanagh, james.cavanagh@shepherd.co.uk | 01224 202800 | shepherd.co.uk





Location

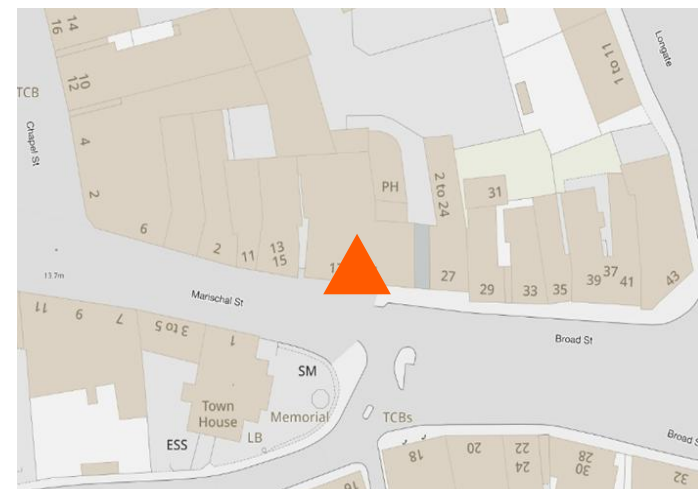
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The property occupies a prominent location on Broad Street within Peterhead Town Centre. As the retail throughfare of the town the premises benefits from experiencing enhanced footfall.

The surrounding area is predominantly commercial nature with occupiers such as Boots, Santander and William Hill in close proximity.

Car parking facilities are located via the public car park in the central section of Broad Street which is on a pay and display basis.



Town Centre Retail Unit To Let



FIND ON GOOGLE MAPS



Description

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The subjects comprise of a ground floor retail unit within a 4-storey building of traditional stonework construction with a flat roof over. Access to the property is via recessed glazed pedestrian door which leads onto the main sales area which is currently utilised as a seating area.

The flooring has been overlaid in wood effect laminate with the walls being a mixture of plasterboard, timber paneling and aqua paneling. The ceiling is primarily of a suspended acoustic tile design incorporating a mixture of light fittings with natural light being provided by 2 large display windows at the front of the property.

Towards the rear of the property are several storage areas along with male and female wc's. Also located at the rear of the property is an additional exit.

Accommodation

	m ²	ft ²
Ground Floor	134.11	1444

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



Rental

A rental of £13,000 per annum is sought for the property.

Lease Terms

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

Rateable Value

The subjects are currently entered into the Valuation Roll at a Rateable Value of £13,250, however we would point out that Small Business Bonus Scheme would be available to qualifying occupiers.

Further information - <https://www.mygov.scot/non-domestic-rates-calculator#!/result/>



J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. PUBLICATION DATE SEPTEMBER 2024.

Energy Performance Certificate

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

Further information and a recommendation report is available to seriously interested parties on 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 incurred in the transaction. The ingoing purchaser/tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

Entry

Upon conclusion of legal missives.

Get in Touch

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



Melanie Grant

melanie.grant@shepherd.co.uk



James Cavanagh

james.cavanagh@shepherd.co.uk

Shepherd Chartered Surveyors

35 Queens Road, Aberdeen, AB15 4ZN

t: 01224 202800



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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