

FOR SALE

COMMERCIAL PREMISES

**LARGE CAR PARK WITH
ADDITIONAL GRASS AREA**

**FLOOR AREA - 83.34 SQM
(897 SQFT)**

**SUITABLE FOR A VARIETY OF USES
SUBJECT TO PLANNING**

PRICE: OFFERS OVER £55,000



WHAT 3 WORDS

CRAIGNABO ROAD, PETERHEAD, AB42 2YE

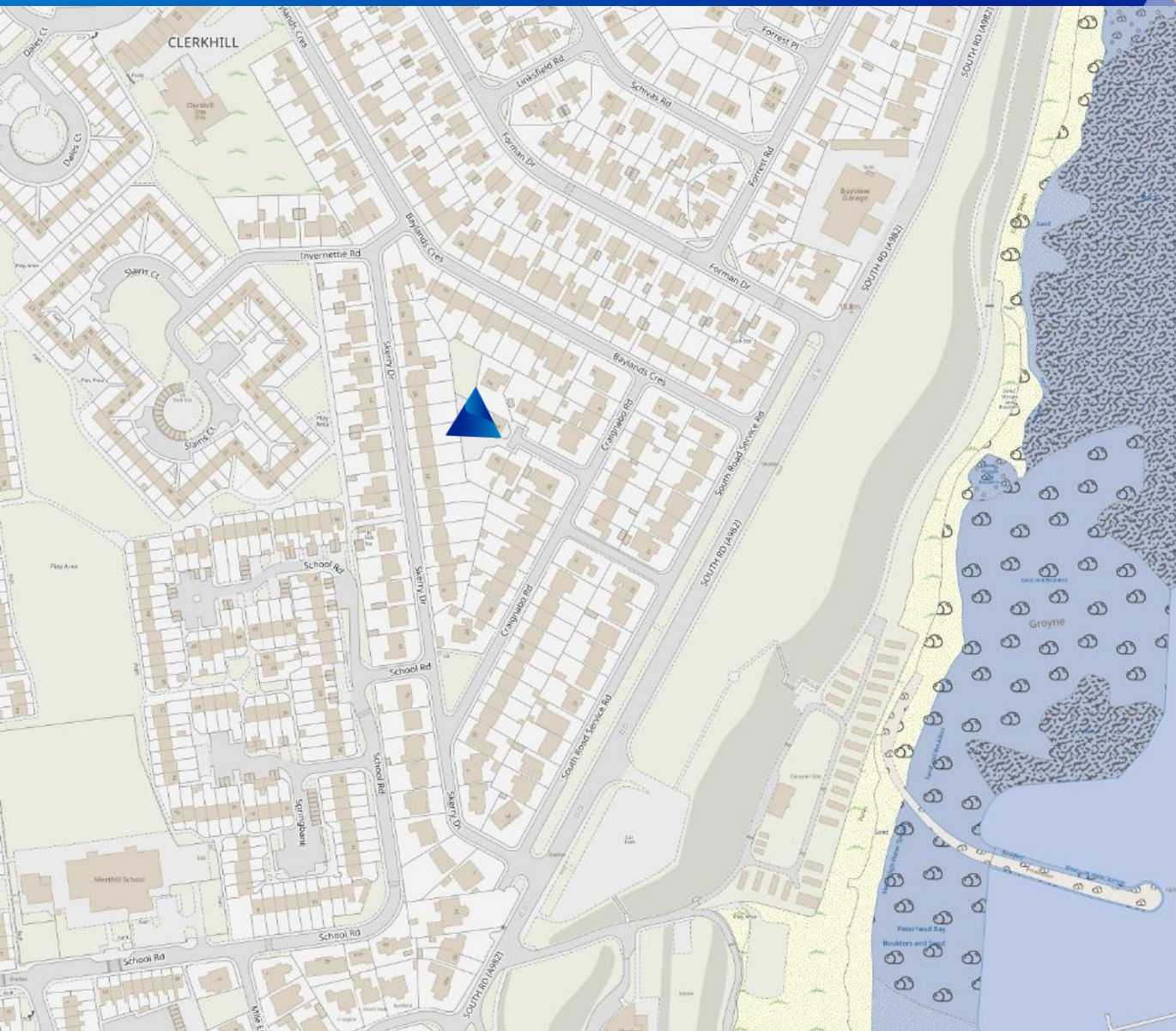
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Location

CRAIGNABO ROAD, PETERHEAD, AB42 2YE



The subjects are located on Craignabo Road, an established residential location approximately 1 miles south of Peterhead Town Centre.

Access to the area is provided via South Road (A982) and accordingly the premises benefit from easy access to all parts of Peterhead and to the main route South to Aberdeen.

Commercial Premises in Peterhead



FIND ON GOOGLE MAPS



Description

CRAIGNABO ROAD, PETERHEAD, AB42 2YE



The premises comprise of a single storey detached property of block construction that has been rendered externally with a pitched tiled roof. Access to the premises is from a double pedestrian doorway to the front of the unit.

Internally the accommodation provides an entrance vestibule with a large open plan area off which is currently utilized for congregational purposes. Also accessed from the vestibule area are separate single male and female w.c. facilities.

The accommodation is generally carpeted throughout, the walls have timber paneling, with a suspended ceiling being installed incorporating LED lighting and an air circulation system.

A large car park is provided to the rear of the premises, with an additional grass area also accessed from the car park..

Accommodation

	m ²	ft ²
Ground Floor	83.34	897

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).



Indicative Site Plan



Site Area

The site extends to:

Church & Car Park – 725.15 sqm (0.18 Acres)

Grass Site – 483.86 sqm (0.12 Acres)

The above has been calculated using online mapping software.

Use

The subjects have previously been used as a church and accordingly are suitable for Class 10 (Non-residential Institutions) uses.

The subjects are considered suitable for a variety of uses to include redevelopment, subject to gaining the necessary consents.

Price

Offers over £55,000 are sought for our client's interest in the subjects.

Rateable Value

The Rateable value as of 1st April 2023 for the subjects is shown on the Scottish assessors' website at £4,200. Small Business Rates Relief will be available to qualifying occupiers.

Energy Performance Certificate

The subjects currently have an EPC rating of "G."

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 purchaser being responsible for any registration dues, LBTT, etc.



Get in Touch

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



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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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