

FOR SALE

Assembly & Leisure Premises / Development Opportunity

Suitable for activity, group and
fitness-based uses (Class 3 and
Class 11 Consent)

Scope for conversion to flats or
serviced accommodation, subject
to planning

Prime Town Centre Location

PRICE – £65,000

SIZE – 262.91 SQM (2,830 SQFT)

VIRTUAL TOUR 

FIRST FLOOR, 59 MARISCHAL STREET, PETERHEAD, AB42 1PR

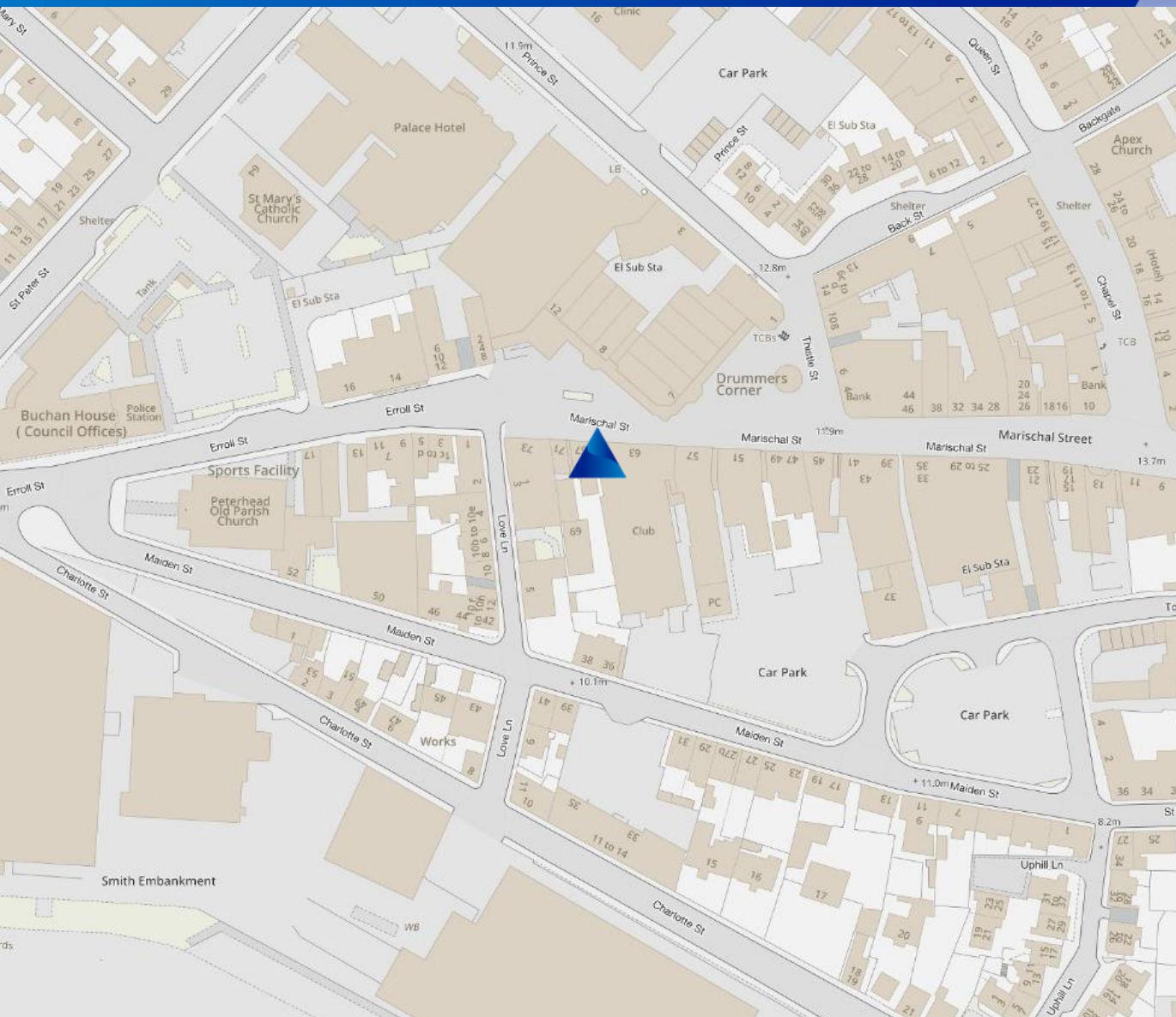
CONTACT: Melanie Grant | melanie.grant@shepherd.co.uk | 01224 202800 | shepherd.co.uk





Location

FIRST FLOOR, 59 MARISCHAL STREET, PETERHEAD,
AB42 1PR



The property can be found within the town of Peterhead, approximately 33 miles north of Aberdeen. Marischal Street itself comprises the main commercial throughfare of the town and can therefore be accessed with ease by vehicles and public transport.

More specifically the subjects are located directly opposite Drummers Corner, and consequently benefits from strong footfall. The location is further enhanced with a 5-screen cinema on street level below the unit, which compliments uses within the immediate vicinity, such as OGV Taproom.

Other occupiers in the area include, W H Smith, H Samuel, Argos and New Look together with a number of local traders.



FIND ON GOOGLE MAPS



Description

FIRST FLOOR, 59 MARISCHAL STREET, PETERHEAD,
AB42 1PR



The premises comprise of the first floor of a substantial property, which can be accessed from two separate entrances on Marischal Street. The unit provides open plan accommodation which would be suitable for range of commercial uses covering group activity and fitness/leisure functions. The premises is also deemed to be suitable for redevelopment whether that be residential flats, serviced accommodation or other uses.

There is good natural light to the property from windows to the front elevation. Both male and female W.C facilities are available within the unit. There is servicing available to the rear via a rear yard/car park which is shared with 57 - 61 Marischal Street.

Further car parking provision is available to the public on Maiden Street and Broad Street.

Accommodation

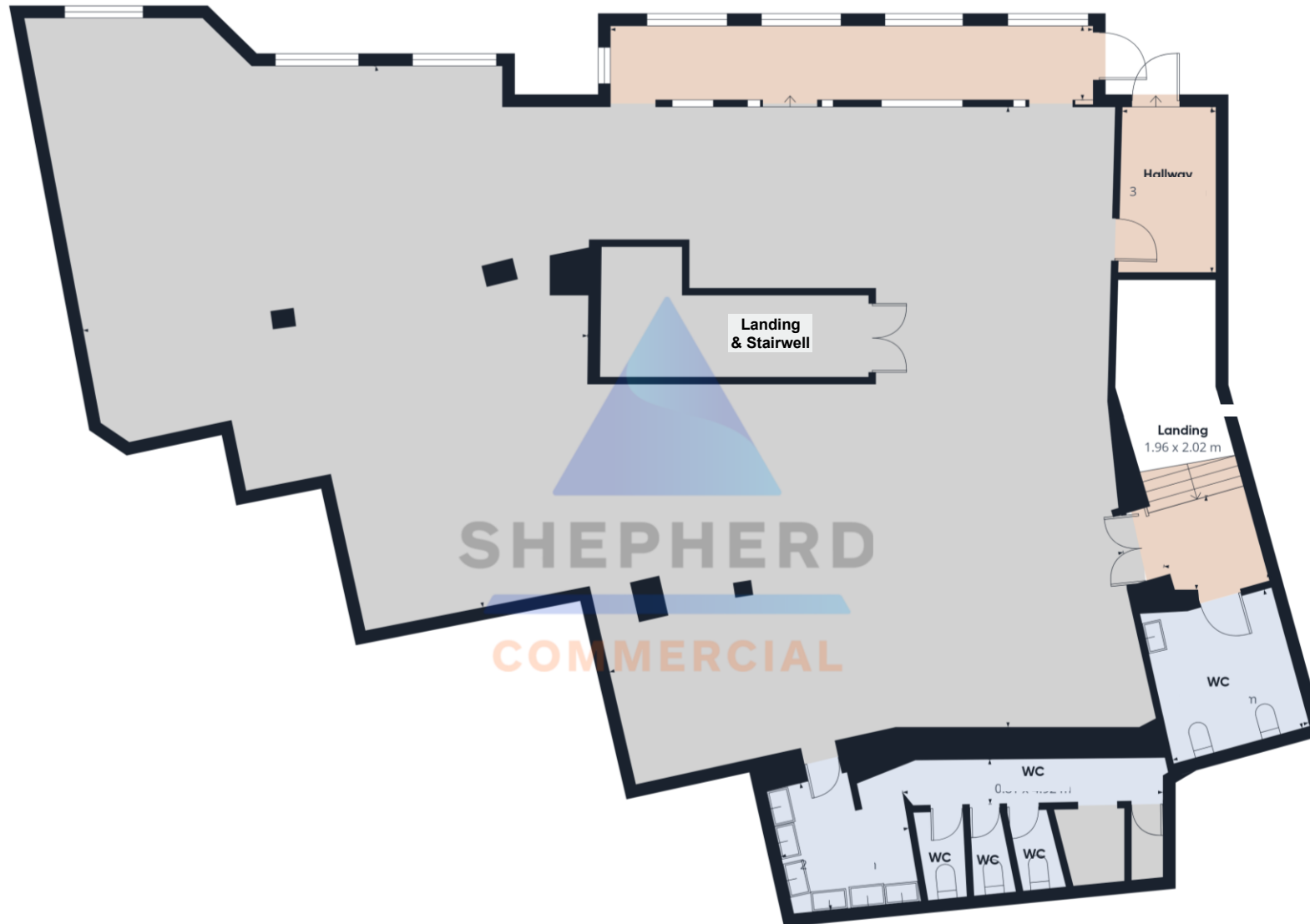
	m ²	ft ²
First Floor	262.91	2,830

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).



Floor Plan

FIRST FLOOR, 59 MARISCHAL STREET, PETERHEAD,
AB42 1PR





Potential Uses

The property has most recently been utilised for leisure purposes (Class 11 Assembly and Leisure) and accordingly presents an excellent opportunity to be used as such again. This would cover a range of uses including indoor fitness and recreation.

The subjects have previously obtained to Class 3 (Food and Drink).

There is scope for redevelopment as residential flats or serviced accommodation, subject to planning.

Any interested party should satisfy themselves in respect of planning and their proposed use.

Price

£65,000 is sought for our client's heritable interest in the property.

Rateable Value

The subjects are currently entered into the Valuation Roll at a Rateable Value of £11,500.

100% Rates Relief is available to qualifying occupiers, with further information available on request.

Energy Performance Certificate

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

Further information and a recommendation report is available to seriously interested parties on request.

VAT

No VAT is payable in addition to the sale price.

Legal Costs

Each party will be responsible for their own legal costs associated with the transaction with the incoming 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

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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