

FOR SALE

RETAIL PREMISES

Whole Building with
Associated Stores Located in
Fraserburgh Town Centre

Suitable for a Range of
Commercial Uses

Rates Relief Available to
Qualifying Occupiers

Main Building: 123 SQM (1,324
SQFT)

Additional Stores: 37.63 SQM
(405 SQFT)

TOTAL – 160.67 SQM (1,729
SQFT)

PRICE - £80,000



WHAT 3 WORDS

51 BROAD STREET, FRASERBURGH, AB43 9AE

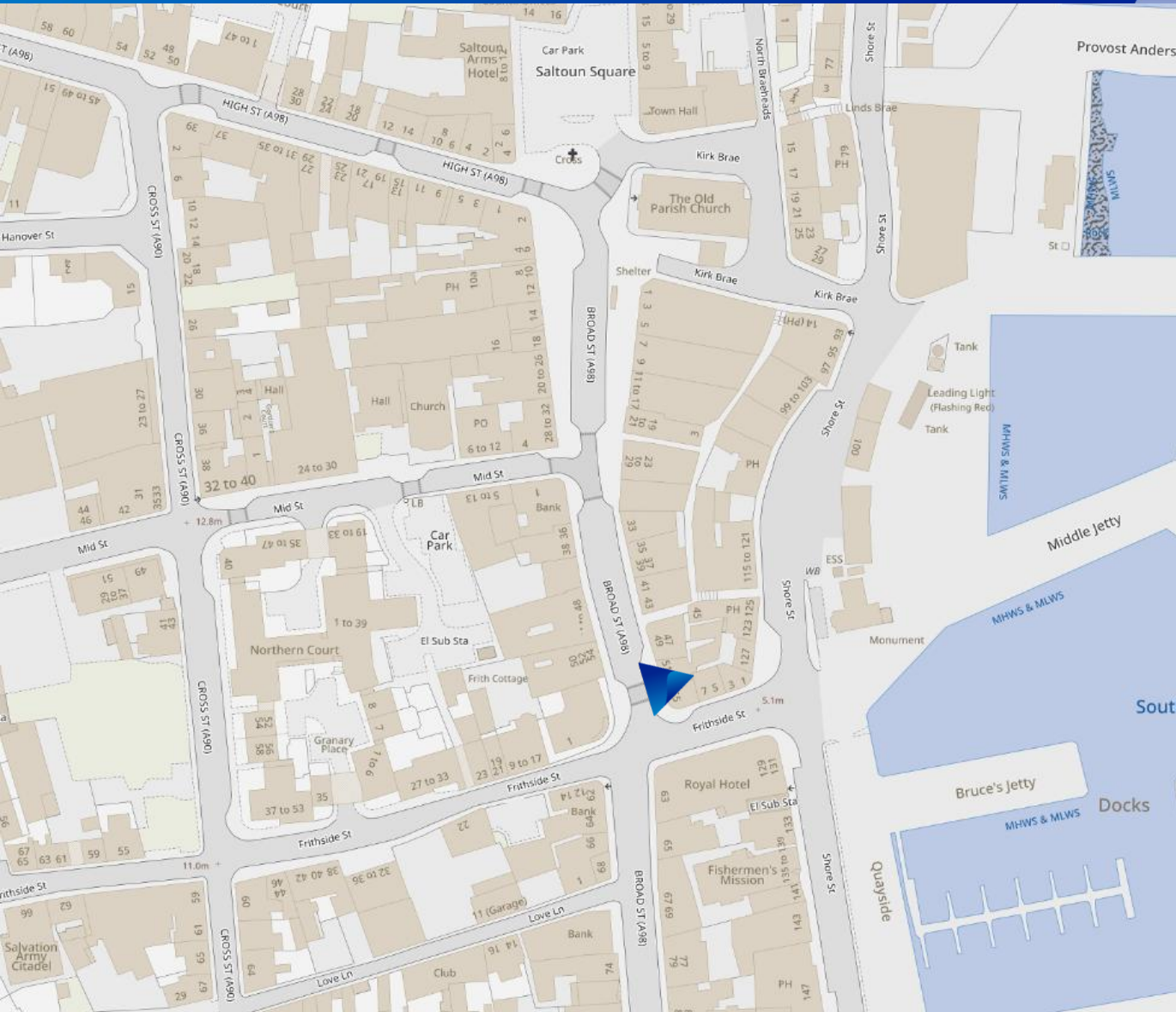
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Location

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The property is located within the popular coastal town of Fraserburgh, which is located 42 miles north of Aberdeen. The town serves as a major employment and service centre, with the towns economic base dominated by fishing and its associated businesses and industries.

The subjects themselves are situated on the east side of Broad Street between the junctions for Frithside Street and the Kirk Brae. In close proximity is Saltoun Square which provides ample parking for customers. This location serves as part of Fraserburgh's main commercial throughfare and features national and local occupiers alike. Surrounding occupiers include Royal Bank of Scotland, Boots, and Specsavers.

Retail Premises Within
Established Town Centre



FIND ON GOOGLE MAPS



Description

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The subjects comprise of a ground and first floor retail unit, with associated stores within a two-storey building of traditional stone construction, with a pitched slate roof over. The subjects benefit from a single glazed frontage, with pedestrian access gained via a timber framed doorway. Internally, the ground floor provides the main sales/service area, and the first floor provides additional accommodation to provide the occupiers options for storage / staff or office space.

The retailing proportion of the property comprises timber flooring with walls and ceilings which are predominantly painted plaster material. The shop benefits from a traditional frontage providing natural lighting to the shop floor, with artificial lighting is provided by way of strip lights. The shop has been in use as a family run local newsagents / gift shop but would lend itself to a range of commercial uses. As the subjects benefit from a large storage area and an adjoining building, they lend themselves as a unique opportunity in the town centre.

Accommodation

	m ²	ft ²
Ground Floor	79.81	859
First Floor	43.20	465
Ground Floor (Store)	15.97	172
First Floor (Store)	21.69	233
TOTAL	160.67	1,729

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).



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Price

£80,000 is sought for our client's interest in the subjects.

Additional Information

In 2022 client undertook conservation and repair of the exterior of 51-55 Broad Street. The repair contract included minor down takings and comprehensive works to external finishes, i.e. pointing/harling, roofing/slating, rainwater goods, doors/windows, and paint work, including replacement and repairs to shopfronts with awnings.

Rateable Value

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

51 BROAD STREET (Shop): £7,000

51 BROAD STREET (Store): £200

Small Business Rates Relief will be available to qualifying occupiers.

Energy Performance Certificate

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

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:



Melanie Grant

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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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