

# FOR SALE

## WORKSHOP PREMISES WITH OFFICE

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Gross Internal Area –  
590.41SQM (6,356 SQFT)

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Price- offers over £175,000

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Within Popular Town

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Subject to Ground Lease  
expiring until 30<sup>th</sup> March 2091 at  
a rental of £5,350 + VAT per  
annum

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WHAT 3 WORDS

**SOUTH HARBOUR ROAD, FRASERBURGH, AB43 9TA**

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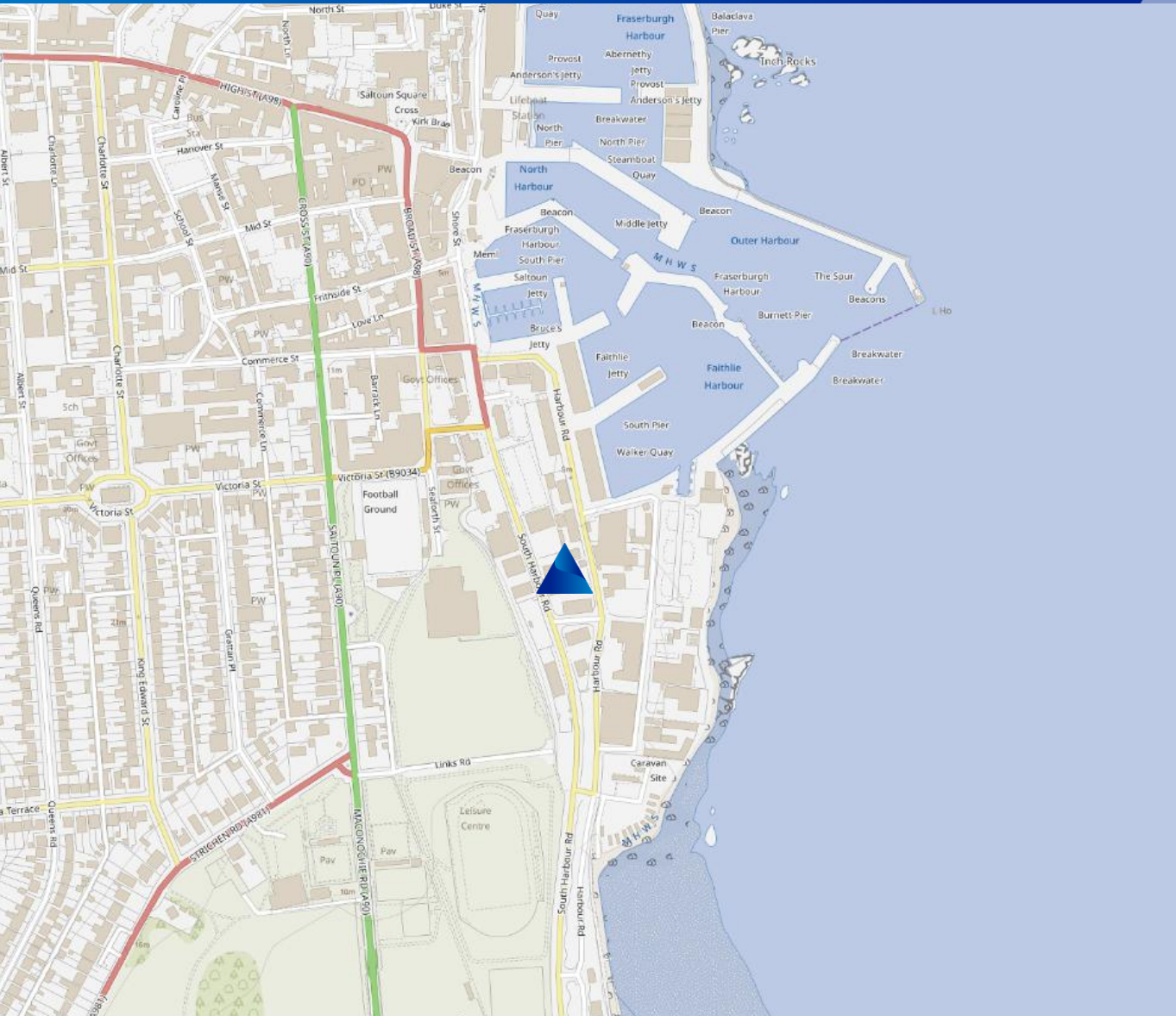






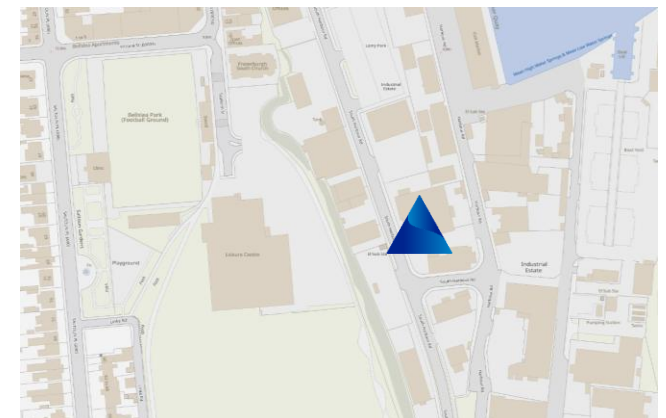
# Location

SOUTH HARBOUR ROAD, FRASERBURGH, AB43 9TA

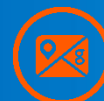


The subjects are located within the town of Fraserburgh, which is located approximately 42 miles north of Aberdeen. The subjects themselves are located on the east side of South Harbour Road, within Fraserburgh Harbour Industrial Estate.

Surrounding the subject is predominantly in commercial industrial use. Commercial occupiers in the vicinity include Howdens and Fraserburgh Freezing and Cold Storage Limited.



Workshop Premises with Office



FIND ON GOOGLE MAPS



# Description

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The subjects comprise a semi-detached, single storey workshop premises. The building is of steel portal frame construction, with walls in-filled in blockwork and externally harled to circa two metres, with metal sheet cladding above and a pitched metal sheet roof over. The subjects have a concrete yard/parking area to the front, in which vehicular access to the subjects is provided via an electronic roller shutter door. A further roller shutter leads to the rear of the premises, which has a further yard space, surfaced in tarmac and secured by means of a metal fence and gate.

Internally, the subjects provide workshop accommodation on with ancillary staff/office space to the rear.

The workshop has a painted concrete floor, plastic panelled lined walls and ceilings, with artificial lighting provided via basic strip fittings. The staff/office area is predominantly finished in line with the workshop space, albeit has a lino floor covering throughout.

## Accommodation

	m <sup>2</sup>	ft <sup>2</sup>
<b>Workshop</b>	487.60	5,249
<b>Office/Staff</b>	102.81	1,107
<b>TOTAL</b>	<b>590.41</b>	<b>6,356</b>

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



## Price

Offers in excess of £175,000 are invited.

## Ground Lease

The subjects are held by way of a ground lease at a passing rental of £5,350 + VAT per annum which commenced on the 27<sup>th</sup> February 2003 and expires 30<sup>th</sup> March 2091.

Full ground lease documentation can be made available to interested parties upon request.

## Rateable Value

The subjects are currently entered in the Valuation Roll at a Rateable Value of £30,250.

## Entry

Immediately upon completion of legal formalities.

## Offers & Viewings

All offers should be submitted in writing to the agent who will also make arrangements to view on a strictly by appointment basis

## Energy Performance Certificate

The subjects have an EPC Rating of "B".

## VAT

All figures quoted are exclusive of Value Added Tax.

## Legal Costs

Each party will be responsible for their own legal costs in connection with the transaction with the incoming tenant liable for LBTT and registration dues in the normal manner.



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 December 2025

## Get in Touch

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



**James Morrison**

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### Shepherd Chartered Surveyors

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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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