

TO LET / FOR SALE

Retail Premises

Prominent location with large
glazed frontage

In close proximity to public car
park

Size: 684.54 SQM (7,369 SQFT)

Rent: £18,000 per annum

Price: Offers over £215,000



WHAT 3 WORDS

14-16 ERROLL STREET, PETERHEAD, AB42 1PX

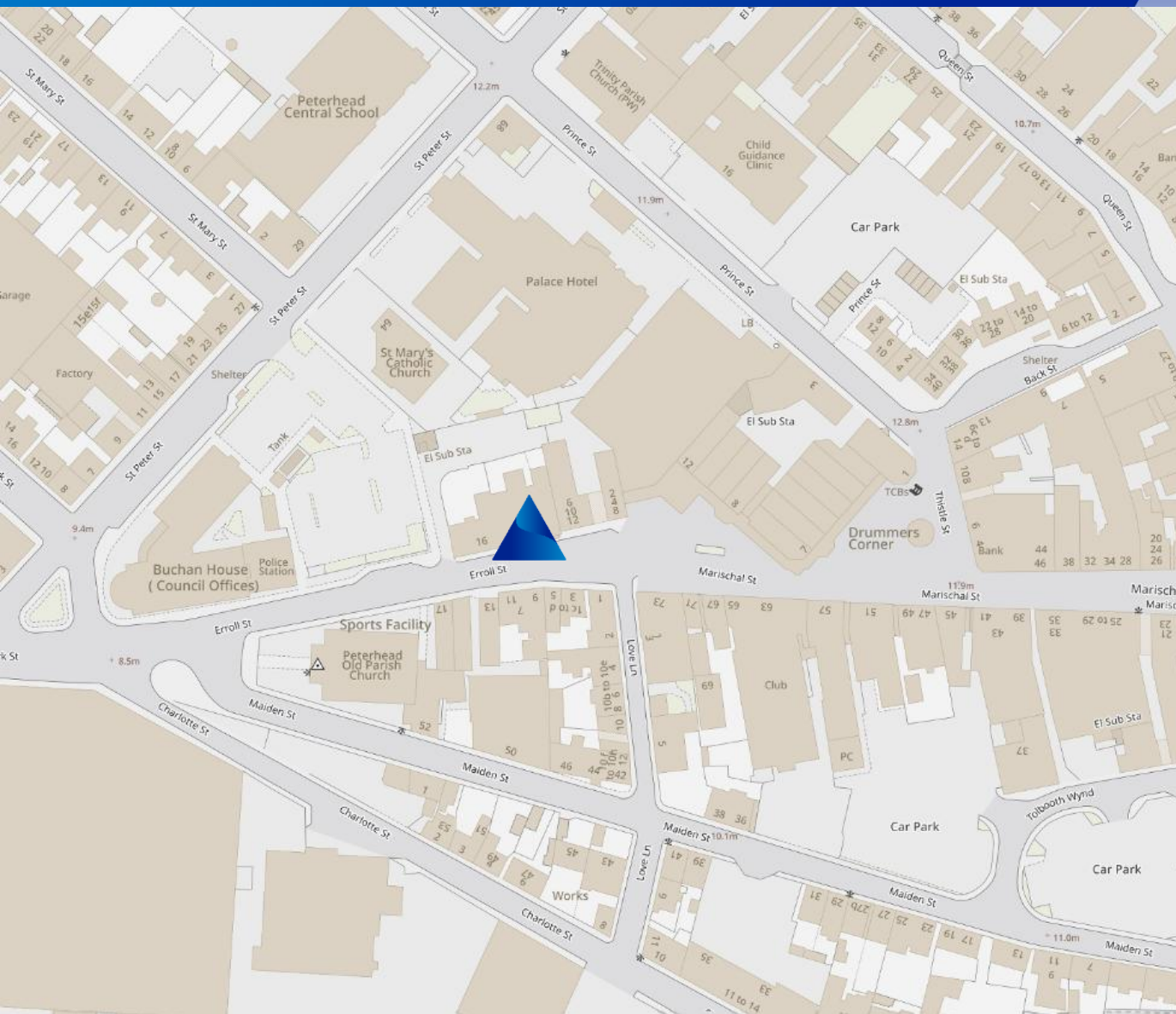
CONTACT: **Melanie Grant** melanie.grant@shepherd.co.uk | 01224 202825 | [shepherd.co.uk](https://www.shepherd.co.uk)
James Cavanagh james.Cavanagh@shepherd.co.uk | 01224 202814 | [shepherd.co.uk](https://www.shepherd.co.uk)





Location

14-16 ERROLL STREET, PETERHEAD, AB42 1PX



The subjects can be found within the town of Peterhead, approximately 33 miles north of Aberdeen. The town has a resident population of 24,000 people and benefits from a strong catchment.

More specifically the subjects are situated on the north side of Erroll Street close to its junction with Marischal Street and Love Lane. This section of the town forms it's main commercial thoroughfare and therefore benefits from a good level of passing footfall. The premises is in proximity to Drummers Corner retail parade alongwith a mix of local and national occupiers. Some of these surrounding occupiers include Superdrug, Argos, Card Factory and New Look.

The subjects are located in close proximity to on street car parking as well as the public car park on Maiden Street.



FIND ON GOOGLE MAPS



Description

14-16 ERROLL STREET, PETERHEAD, AB42 1PX



The subjects comprise two buildings connected at ground and first floors, both of which feature a slate roof which are pitched and incorporate dormer projections. The premises provides a prominent frontage and display windows across the width of the two buildings.

Internally, retail sales are provided at ground and first floors, with further ancillary stock and staff areas at attic level . The subjects are similarly finished across the premises, with flooring featuring a laminate style overlay and the ceilings being suspended acoustic tiles. Artificial lighting is provided by way of fluorescent strip lights.

Accommodation

	m ²	ft ²
Ground Floor	398.5	4,290
First Floor	190.26	2,048
Second Floor	95.78	1,031
TOTAL	684.54	7,369

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

£18,000 per annum exclusive of VAT.

Lease Terms

The subjects are available on a new FRI lease of negotiable duration.

Price

Offers over £215,000 are sought for our client's interest in the premises.

Rateable Value

The property is currently entered into the valuation roll at a rateable value of £34,000.

Energy Performance Certificate

The subjects currently have an EPC rating of 'D'.

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 ingoing 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



James Canavagh

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.

shepherd.co.uk