

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



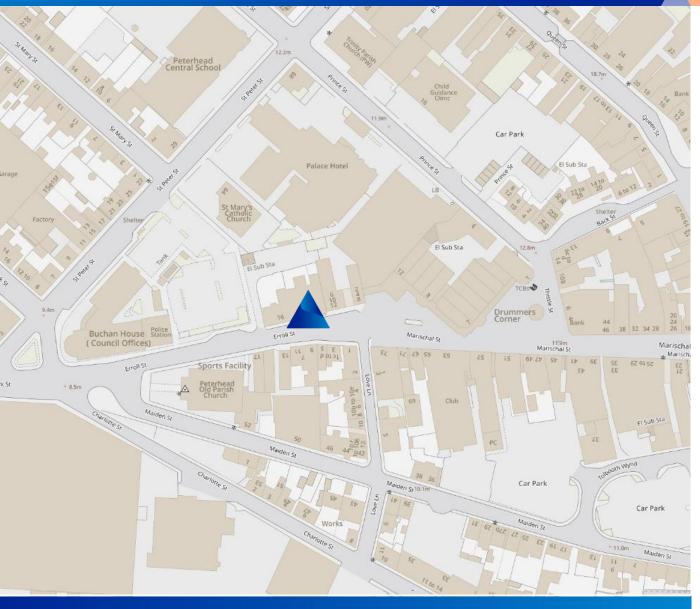
14-16 ERROLL STREET, PETERHEAD, AB42 1PX

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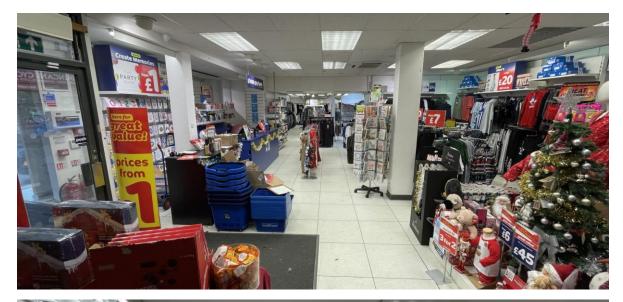




The subjects can be found within the town of Peterhead, approximately 33 miles north of Aberdeen. The town has a resident population of 24,000 people and benefits from a strong catchment.

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.





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

	m²	ft²
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:



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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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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 MAY 2025