



FOR SALE

RETAIL / RESIDENTIAL INVESTMENT OPPORTUNITY

Located in Peterhead town centre

Passing rent of £14,597 per annum
trading as Marmaris Family Kebab
and Pizza House

5 yearly rent reviews fixed at 7%
increase of passing rent

Associated flat producing £650 pcm

Offers over £220,000



WHAT 3 WORDS

15-17 QUEEN STREET, PETERHEAD, AB42 1TN

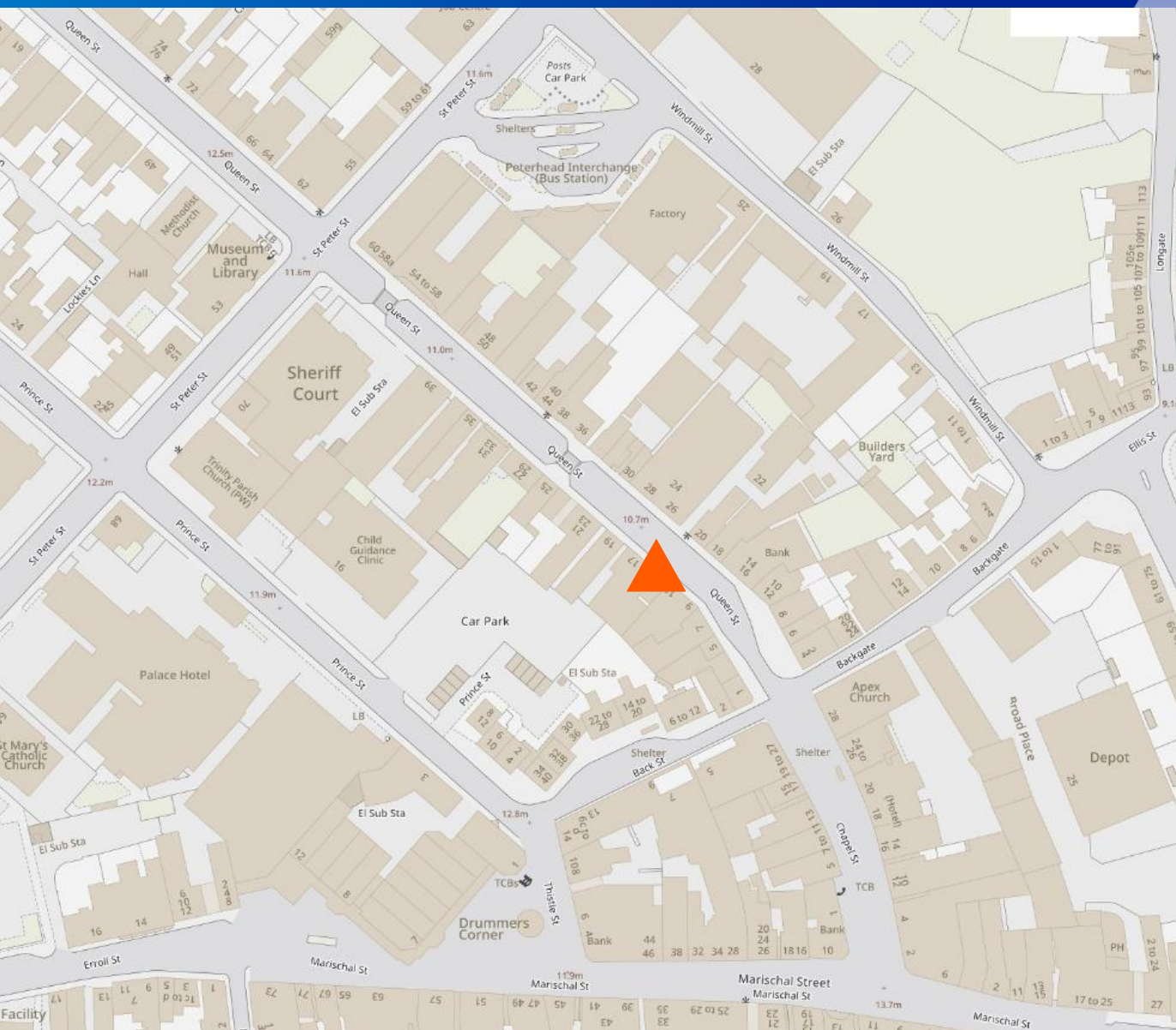
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Location

15-17 QUEEN STREET, PETERHEAD, AB42 1TN



The property can be found within the Town of Peterhead, approximately 33 miles north of Aberdeen. Major employment in the town include fishing, onshore support for the oil industry, manufacturing and food processing. The population is approximately 18,000.

The subjects themselves are located on the South side of Queen Street, in between its junctions with Back Street and St Peter Street. The ground floors within the surrounding area is predominantly retail or commercial with the upper levels being a mixture of residential and offices uses. Commercial occupiers within the immediate vicinity include Subway, Symposium and Websters Pharmacy.

Takeaway investment with long lease term remaining and fixed rent review uplifts



FIND ON GOOGLE MAPS



Description

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The subjects comprise hot food takeaway use at ground floor level and a self-contained flat above. The main building is a mix of stone work and block work, with the roof over being pitched with concrete tiles over.

15 Queen Street: The hot food / retail premises comprises a wide display frontage with a central entrance door. Internally the subjects are formed by the main retail, serving and cooking area with storage located to the rear. A single WC facility is also located towards the rear of the premises.

17 Queen Street: The property comprises a first and attic floor residential dwelling (3 Bedrooms), extending approximately 158 sqm (Gross Internal Area).

Accommodation

The following floor areas have been calculated in accordance with the RICS Code of Measuring Practice (6th Edition).

Accommodation	m ²	ft ²
Ground Floor – Takeaway	95.22	1,025
Residential Dwelling	158	1,701
Total	253.22	2,726



Tenancy Details

- **No. 15:** The subjects are currently held on a held lease to private individual on a Full Repairing and Insuring Lease expiring on the 12th February 2041, at a passing rent of £14,597. There are 5 yearly rent reviews with the next due at 13th February 2029 to an increase of 7% higher than the rent passing prior to the initial rent review date.
- **No. 17:** The residential dwelling is tenanted at present generating £650 pcm.

Full lease documentation can be provided to interested parties upon request.

Price

Offers in excess of £220,000 is sought for our client's heritable interest in the premises

Rateable Value

- **No. 15:** The subjects are currently entered into the Valuation Roll at a Rateable Value of £11,500.
- **No. 17:** Council Tax Band 'B'.

Energy Performance Certificate

- **No. 15:** E
- **No. 17:** D

Further information and a recommendation report is available to seriously interested parties on 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 incurred in the transaction. T

he ingoing purchaser/tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

Get in Touch

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



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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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