



FOR SALE

**Trading Business and
Commercial Property**

Successful trade comprising 10
serviced flats

Prime town centre location

Size – 574.93 SQM (6,188 SQFT)

Price - £600,000



WHAT 3 WORDS

**PRINTWORKS APARTHOTEL, 13/17 CHAPEL STREET, PETERHEAD,
AB42 1TH**

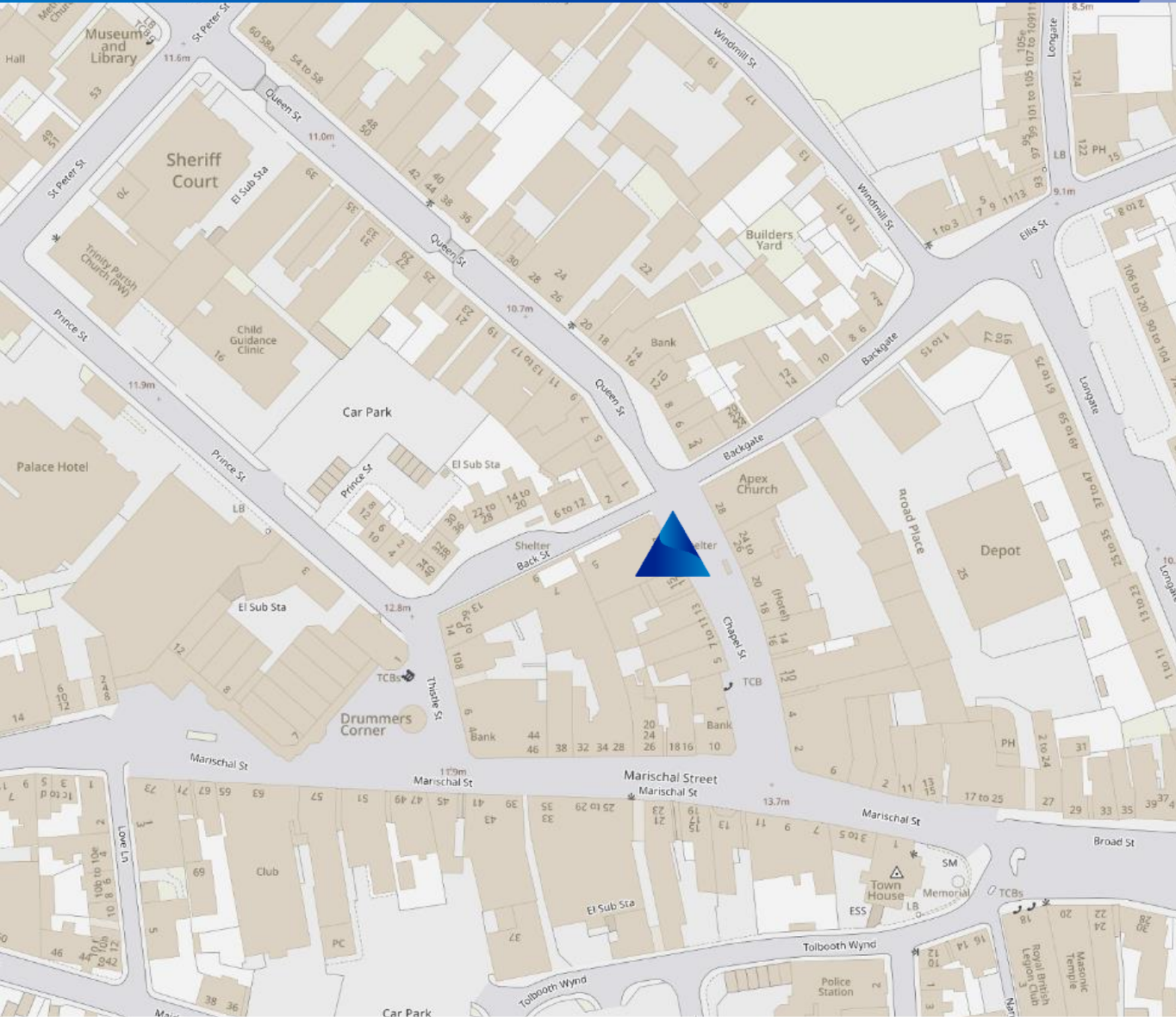
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Location

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The subjects are located within the coastal town of Peterhead, which stands around 33 miles north of Aberdeen and represents one of Aberdeenshire's courtyard service and employment centres.

More specifically the subjects are located on the west side of Chapel Street between its junctions with Back Street and Marischal Street, which forms part of Peterhead town centre. Surrounding occupiers are predominantly retail/commercial at ground floor, whilst the upper floors are a mixture of office and residential usage.

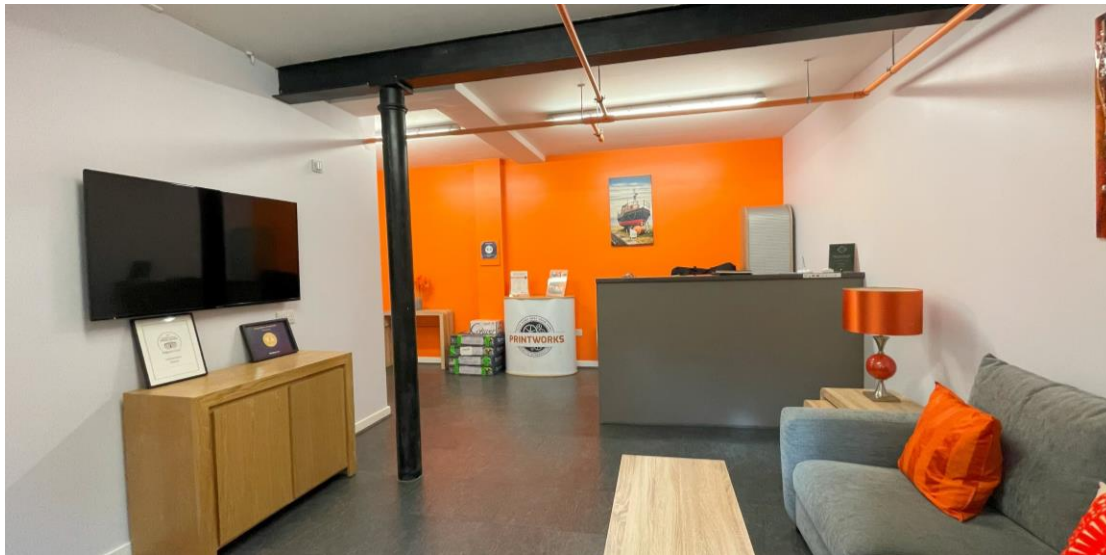


FIND ON GOOGLE MAPS



Description

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Guest Reception



Example Living Room within Flat

The subjects comprise ten serviced flats contained within two buildings. Flats 1 – 4 are located within the first floor and attic of a two-storey and attic, mid-terraced property of stone construction with a pitched a slated room over. To the rear of the site is Block B where flats 5 – 10 are located, this building is semi-detached of stone/brick/block constructions and externally roughcast with a pitched, hipped and slated roof over.

Access into the subjects is via a pedestrian door to elevation fronting Chapel Street, which leads into a common close giving way to a small court yard which gives access to all areas. In addition to Block A and B which contain the flats, at ground floor level there is a reception and waiting area for guests, along with associated staff, storage and cleaning zones. Access to each area of the accommodation is secured by key code entry systems.

The flats across the building have variations in size and layout but are finished similarly throughout. Living rooms and bedrooms are carpeted, with walls and ceilings being painted plasterboard. Natural lighting is provided via double glazed windows with artificial lighting being predominantly via pendant lights. Each flat is complete with a fully functioning and equipped kitchen, as well as bathroom facilities.

A more detailed breakdown of flats sizes and room numbers can be found with the Accommodation table.



Description

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Example Bedroom within Flat



Example Kitchen within Flat



Example Bathroom within Flat



Property Overview

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ACCOMMODATION	m ²	ft ²
Block A		
Flat 1 – 2 Bed, 1 Bathroom	54.41	586
Flat 2 – 2 Bed, 2 Bathroom	65.96	710
Flat 3 – 1 Bed, 1 Bathroom	54.42	586
Flat 4 – 2 Bed, 1 Bathroom	54.15	583
Block B		
Flat 5 – 2 Bed, 2 Bathroom	67.4	725
Flat 6 – 2 Bed, 1 Bathroom	47.93	516
Flat 7 – 2 Bed, 2 Bathroom	67.4	725
Flat 8 – 2 Bed, 1 Bathroom	47.93	516
Flat 9 – 2 Bed, 1 Bathroom	67.4	725
Flat 10 – 1 Bed, 1 Bathroom	47.93	516

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

In addition, there is ground floor areas which include a reception, staff area and storage.



Example Living Room within Flat



Example Bedroom within Flat



The Business

The Printworks Aparthotel provides an opportunity to acquire a unique and long-running business. The last 3 years trading accounts are available to interest parties upon request from a solicitor or accountant, upon authorisation being provided from the client.

Price

£600,000 exclusive of VAT is sought for our client's interest in the premises.

Price to include trading business and heritable interest in the subjects.

Planning

Interested parties should make their own enquiries to the local planning authority should the enquiry be for a use class out with the scope of serviced accommodation.

Rateable Value

The Rateable Value as of April 1st 2023 for the subjects is shown on the Scottish Assessors' website as £19,000.

The subjects benefit from 5.00% rates relief via the Small Business Bonus Scheme resulting in a Net Liability of £8,988 for qualifying applicants.

Energy Performance Certificate

Available to seriously interested parties upon request.

VAT

All figures quoted are exclusive of VAT at the prevailing rate. It is anticipated the transaction will be treated as a transfer of a going concern (TOGC) outside the scope of VAT.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction. The 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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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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