

# TO LET / FOR SALE

## Retail Premises

Corner Location within Established Town Centre

Size: 65.93 SQM (710 SQFT)

100% Rates Relief Available To Qualifying Occupiers

Rent: £7,000 Per Annum

Price: £70,000



WHAT 3 WORDS

**71 MID STREET, FRASERBURGH, AB43 9EP**

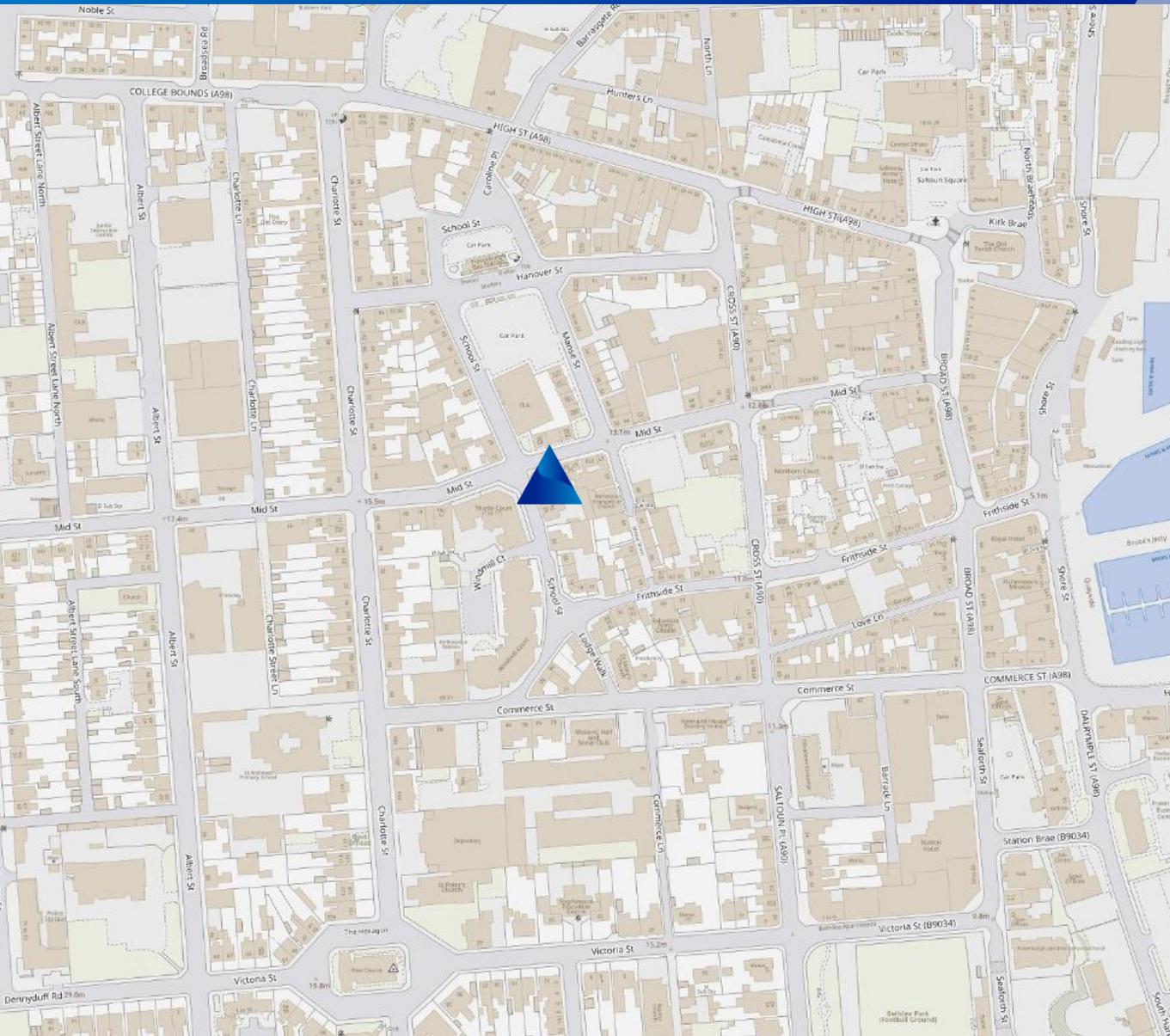
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# Location

71 MID STREET, FRASERBURGH, AB43 9EP



The property is located within the popular coastal town of Fraserburgh, which is located 42 miles north of Aberdeen. The town serves as a major employment and service centre, with the towns economic base dominated by fishing and its associated businesses and industries.

The subjects themselves are situated in a corner position on the south side of Mid Street at its junction with School Street. The surrounding area is mainly residential in use though there are some commercial occupiers nearby including The Lite Shop, KB tattoo studio, Mid Street Bakery and a corner shop.

**Retail Premises within Established  
Town Centre**



FIND ON GOOGLE MAPS



# Description

71 MID STREET, FRASERBURGH, AB43 9EP



The subjects comprise a ground floor retail unit forming part of a two-storey and attic building of traditional construction, under a pitched slate roof incorporating dormer projections. The property benefits from an attractive glazed frontage onto Mid Street, providing good levels of natural light and visibility. Access is gained via a timber-framed pedestrian entrance, which benefits from an electric roller shutter.

Internally, the accommodation is arranged to provide a predominantly open-plan sales area, with ancillary accommodation to the rear, including a kitchen/preparation area and a single W.C.. The main sales area is finished with a suspended timber floor overlaid in laminate, painted plasterboard-lined walls, and a suspended ceiling grid incorporating spotlight light fittings.

## Accommodation

	m <sup>2</sup>	ft <sup>2</sup>
<b>Total</b>	<b>65.93</b>	<b>710</b>

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

£7,000 per annum exclusive of VAT.

## Price

Offers in the region of £70,000 is sought for our client's interest in the premises.

## Rateable Value

The subjects are entered into the Valuation Roll at a Rateable Value of £5,800.

The subjects would therefore be applicable for 100% rates relief should an ingoing occupier qualify.

## Energy Performance Certificate

The property has an EPC rating of "TBC".

Further information and a recommendation report is available upon request.

## VAT

All figures quoted are exclusive of VAT at the prevailing rate.

## Legal Costs

Each party shall be responsible for their own legal costs associated with this transaction with the tenant being responsible for the cost of LBTT, Registration dues 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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