

# FOR SALE

## Retail Premises

Prominent Corner Location

Situated opposite Aldi Superstore

Suitable for a range of commercial uses

Size: 299.54 SQM (3,224 SQFT)

Price: £175,000

VIRTUAL TOUR 

**1 KING STREET, PETERHEAD, AB42 1SJ**

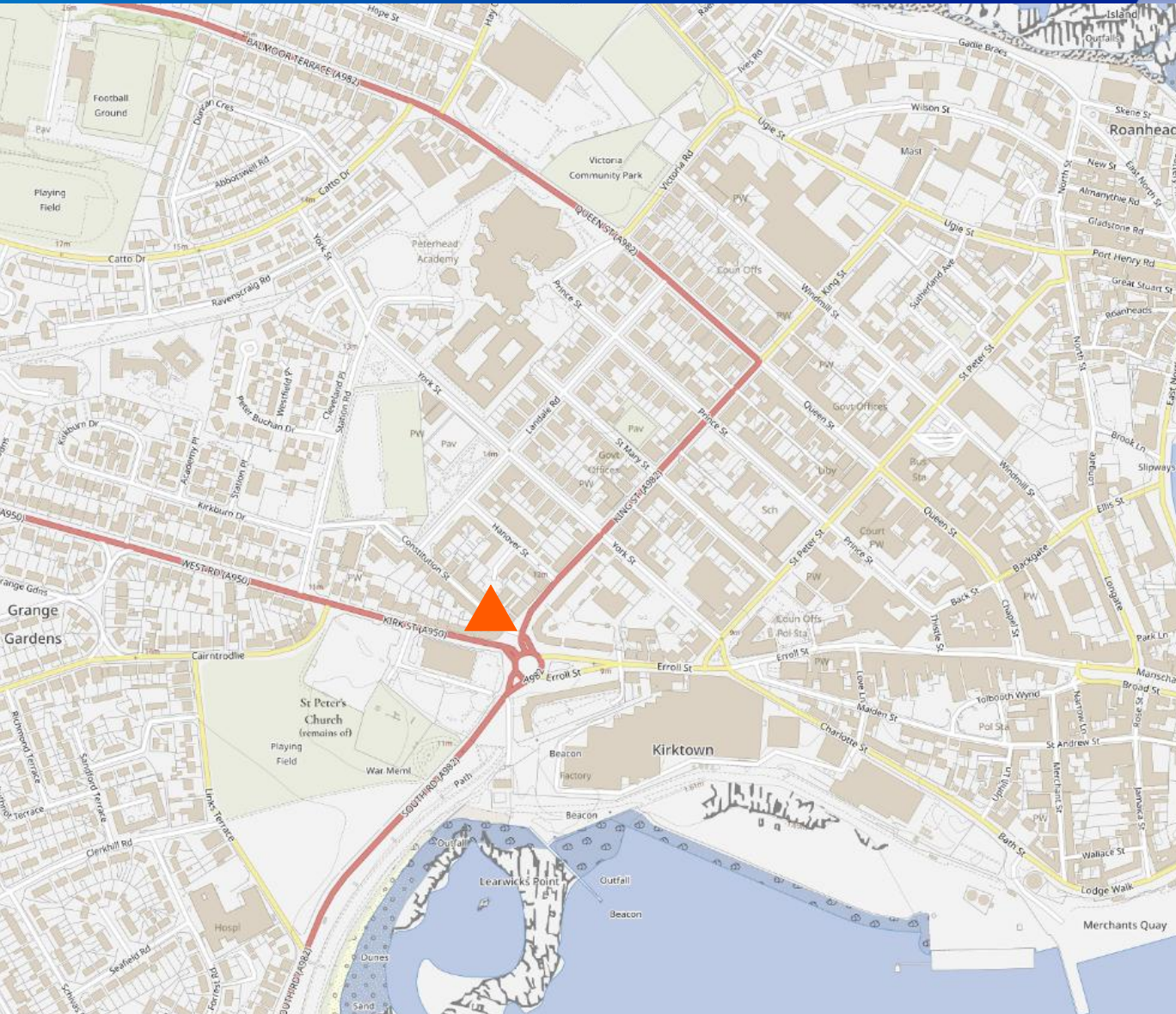
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**SHEPHERD**  
COMMERCIAL



# Location

1 KING STREET, PETERHEAD, AB42 1SJ



The property can be found within the coastal town of Peterhead, which stands around 33 miles north of Aberdeen and represents one of Aberdeenshire's principal service and employment centres.

The subjects themselves are located on King Street, at its junction with Kirk Street and Constitution Street, a short distance to the west of Peterhead town centre. This location benefits from occupying a prominent site which is visible to traffic and footfall coming into Peterhead and heading towards the town centre. A large Aldi Supermarket is situated directly opposite the property which brings in good levels of passing trade too.



FIND ON GOOGLE MAPS



# Description

1 KING STREET, PETERHEAD, AB42 1SJ



The subjects comprise a single storey and attic retail unit of pointed granite stonework construction with a pitched roof over clad in slate, incorporating velux windows, with a single storey section to the rear of similar construction. The subjects have a large triple frontage to both King Street and Kirk Street, which is partly timber and partly aluminium framed, with traditional signage fascia above.

Internally, the subjects provide a series of retail/showroom areas and an office, tea preparation area and WC to the ground floor. The first floor is accessed via a timber staircase and provides further retail/showroom accommodation. Natural light is by way of the triple frontage while artificial lighting is provided via a mix of recessed spot fittings and spotlighting on tracks. The retail areas are generally finished with a mix of carpeted, tiled and laminate floor coverings and painted plasterboard lined walls. A small single story storage room is located to the rear.



## Accommodation

|              | m <sup>2</sup> | ft <sup>2</sup> |
|--------------|----------------|-----------------|
| Ground Floor | 184.60         | 1,987           |
| First Floor  | 114.94         | 1,237           |
| <b>TOTAL</b> | <b>299.54</b>  | <b>3,224</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).

## Price

£175,000 is sought for our clients interest in the premises.

## Rateable Value

The subjects are currently entered into the Valuation Roll at a rateable value of £14,500.

The subjects would be eligible for 21.25% discount via the Small Business Bonus Scheme, resulting in a Net Liability of £6,176.76 to qualifying occupiers. Further details are available upon request.

## Energy Performance Certificate

The subjects have a current Energy Performance Certificate Rating of ' '.

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. 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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