

# FOR SALE BY ONLINE AUCTION

**Auction Date:**  
**18<sup>th</sup> June 2026**

**Prominent location with large  
glazed frontage**

**In close proximity to public car park**

**Size: 684.54 SQM (7,369 SQFT)**

**Guide Price : £159,000**



WHAT 3 WORDS

**14-16 ERROLL STREET, PETERHEAD, AB42 1PX**

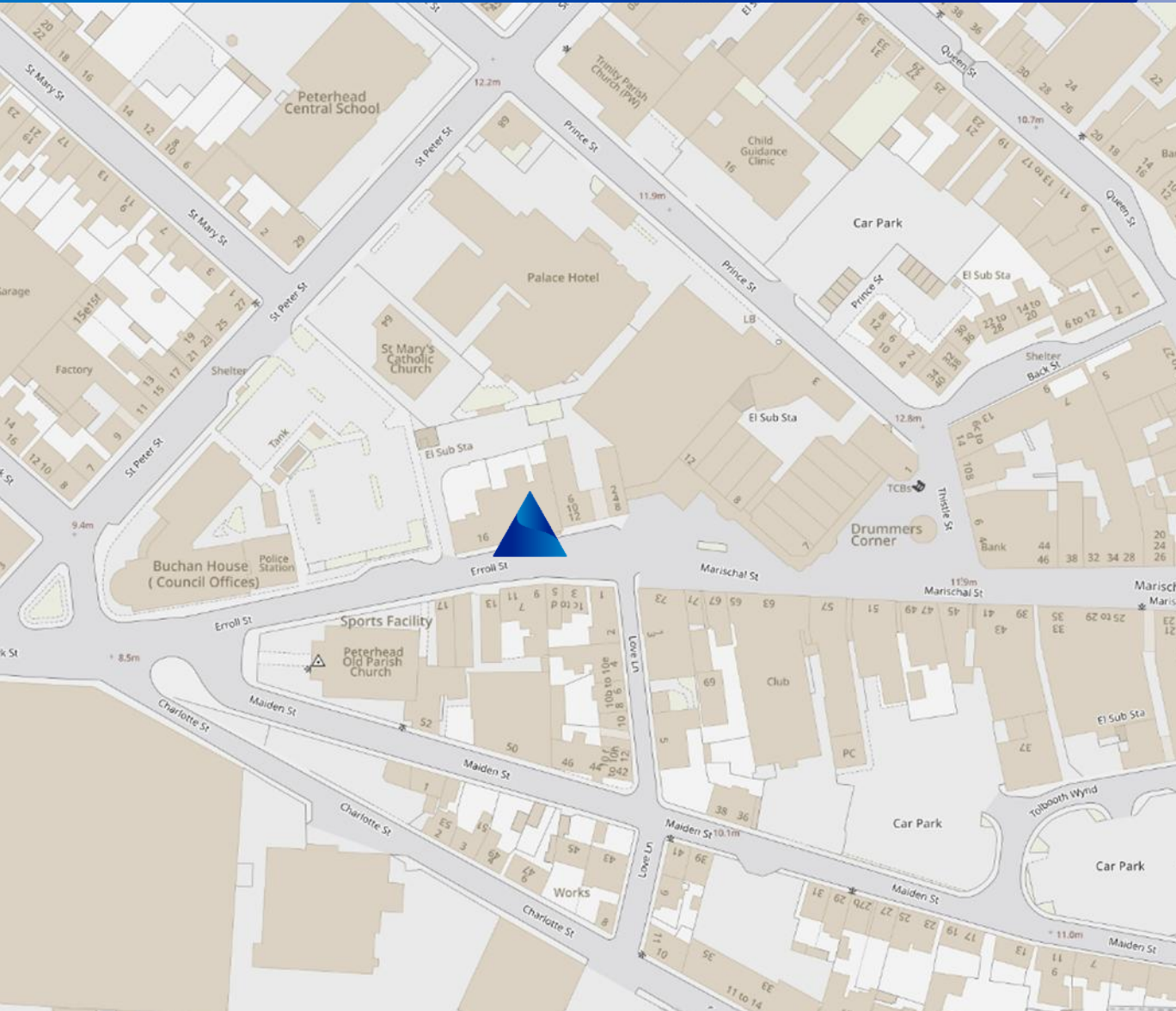
**CONTACT: : Melanie Grant, [melanie.grant@shepherd.co.uk](mailto:melanie.grant@shepherd.co.uk) | 01224 202825 | [shepherd.co.uk](http://shepherd.co.uk)  
James Cavanagh, [james.Cavanagh@shepherd.co.uk](mailto:james.Cavanagh@shepherd.co.uk) | 01224 202814 | [shepherd.co.uk](http://shepherd.co.uk)**

**SHEPHERD**  
PROPERTY AUCTIONS



# Location

14-16 ERROLL STREET, PETERHEAD, AB42 1PX



**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 along with 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.

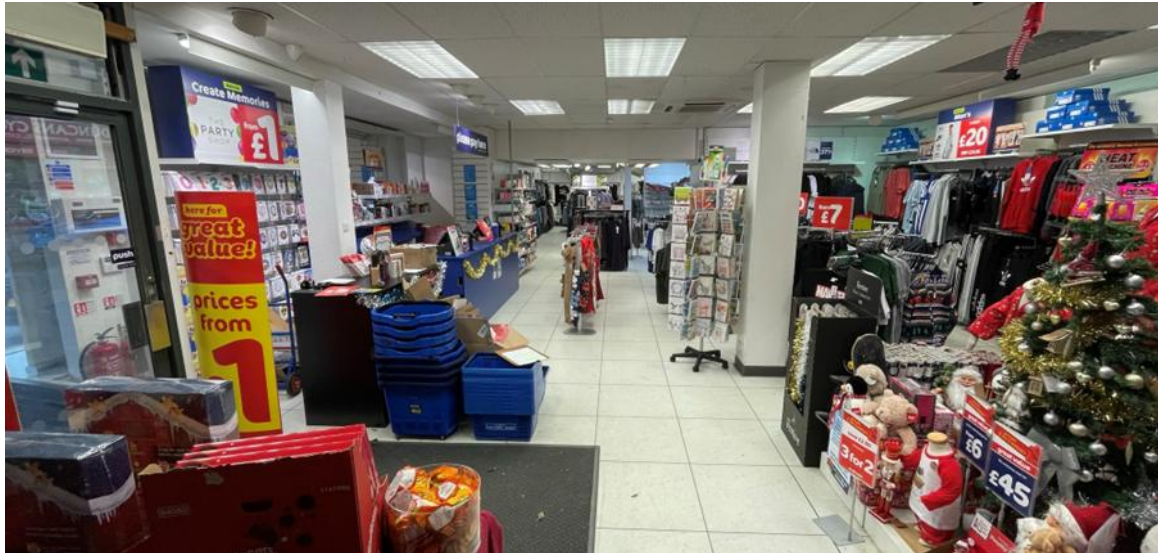


FIND ON GOOGLE MAPS



# Description

14-16 ERROLL STREET, PETERHEAD, AB42 1PX



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

	m <sup>2</sup>	ft <sup>2</sup>
<b>Ground Floor</b>	398.5	4,290
<b>First Floor</b>	190.26	2,048
<b>Second Floor</b>	95.78	1,031
<b>TOTAL</b>	<b>684.54</b>	<b>7,369</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).



## Auction Date

The auction will be held on Tuesday 18<sup>th</sup> June 2026 at 2:30pm.

## Registering to Bid

All parties wishing to bid will be required to pre-register against any lots they wish to bid on using the link below:

<https://www.shepherd.co.uk/auctions-remote-bidding/>

Bidders will also be invited to undertake an AML identity check and provide debit card details for a Stripe check.

## Deposit

At the end of the auction, the winning bidder must immediately pay a non refundable deposit of 10% of the purchase price (plus VAT if appropriate), subject to a minimum of £5,000.

## Reserve Price

The reserve price is the minimum price for which the property can be sold, this figure is confidential between the auctioneer and the vendor and cannot be disclosed.

If the reserve price isn't met, the property will remain unsold.

You can contact our team and at this point you'll be able to make an offer which will be referred to the sellers for their consideration.

## Guide Price

The property has a guide price of £159,000.

If properties are advertised with a guide price this will be within 10% either above or below the reserve price.

If the guide is shown as falling within a range of prices then the reserve price will not exceed the highest value quoted.

## Buyer Fees

The buyer's fee is 2% plus VAT subject to a minimum of £2,083.33 plus VAT.

## Legal Pack

The legal pack is available to view online.

## VAT

See Legal Pack.

## Energy Performance Certificate

The property has an energy rating of D.

A copy of the EPC is available upon request.

## Get in Touch

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



**Melanie Grant**

[melanie.grant@shepherd.co.uk](mailto:melanie.grant@shepherd.co.uk)



**James Cavanagh**

[james.cavanagh@shepherd.co.uk](mailto:james.cavanagh@shepherd.co.uk)

**Shepherd Chartered Surveyors**

35 Queens Road, Aberdeen, AB15 4ZN

t: 01224 202800



## 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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