

OFFICE ACCOMMODATION

- > CENTRAL LOCATION
- > FIRST FLOOR – 56.82 SQM. (612 SQFT.)
- > SECOND FLOOR – 58.15 SQM. (626 SQFT.)
- > FLEXIBLE TERMS AVAILABLE



TO LET

33-35 MARISCHAL STREET, PETERHEAD, AB42 1BS

CONTACT: Shona Boyd, shona.boyd@shepherd.co.uk, 01224 202800, www.shepherd.co.uk



LOCATION

The subjects are located within Peterhead approximately 33 miles north of Aberdeen and represents one of Aberdeenshire's principal service and employment centres.

The subjects are located within the heart of the town centre on Marischal Street, the town's main commercial thoroughfare. Surrounding occupiers include Hays Travel, Nickel & Dime and Iceland Foods.

DESCRIPTION

The subjects comprise of the first and second floors of a three-storey building with the ground floor being in retail use. The building is of traditional sandstone construction with a pitched and slated roof. The suites are accessed directly from Marischal Street via a timber pedestrian entrance door

The subjects provide cellular office accommodation with dedicated tea making facilities and common w.c. facilities. The accommodation is generally carpeted throughout with lighting provided but category 2 light fittings. Heating is provided by wall mounted electric panel heaters



ACCOMMODATION

The subjects provide the following accommodation:

ACCOMMODATION	m ²	ft ²
First Floor	56.82	612
Second Floor	58.15	626
TOTAL	114.97	1,238

The above areas have been calculated on a net internal area basis in accordance with the Code of Measuring Practice (Sixth Edition) as prepared by the RICS.

RATING

The subjects are currently entered in the Valuation Roll at the following Rateable Values

- First floor – £5,000
- Second Floor – £3,700.

The ingoing occupier may be eligible for 100% Rates Relief from the Small Business Bonus Scheme.

LEASE TERMS AND RENTAL

Flexible terms are available, with more information available on application.

ENERGY PERFORMANCE CERTIFICATE

The subjects have a current Energy Performance Rating of G.

LEGAL COSTS

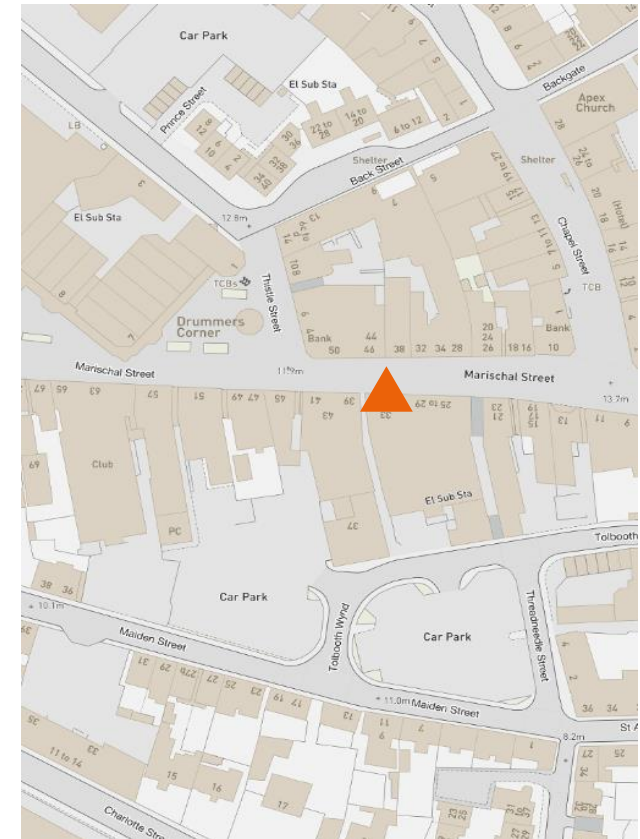
The ingoing occupier will be responsible for all legal costs associated with the lease including LBTT and Registration dues.

VAT

All rents, prices, premiums etc are quoted exclusive of VAT

VIDEO TOUR

Click [here](#) for a video tour.



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

Shepherd Chartered Surveyors 35 Queens Road, Aberdeen, AB15 4ZN, 01224 202800
 Shona Boyd, shona.boyd@shepherd.co.uk

www.shepherd.co.uk



J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **PUBLICATION: JANUARY 2022**