

Fixed Price  
£75,000

## RETAIL PREMISES /DEVELOPMENT OPPORTUNITY

- > SUBSTANTIAL BUILDING WITHIN PETERHEAD TOWN CENTRE
- > POTENTIAL DEVELOPMENT OPPORTUNITY SUBJECT TO PLANNING
- > 100% RATES RELIEF AVAILABLE TO QUALIFYING PURCHASERS

FOR SALE  
SHEPHERD  
01224 202800  
www.shepherd.co.uk

FOR SALE

**44 BROAD STREET, PETERHEAD, AB42 1BX**

**CONTACT:** Mark McQueen, [mark.mcqueen@shepherd.co.uk](mailto:mark.mcqueen@shepherd.co.uk), 01224 202800 [www.shepherd.co.uk](http://www.shepherd.co.uk)



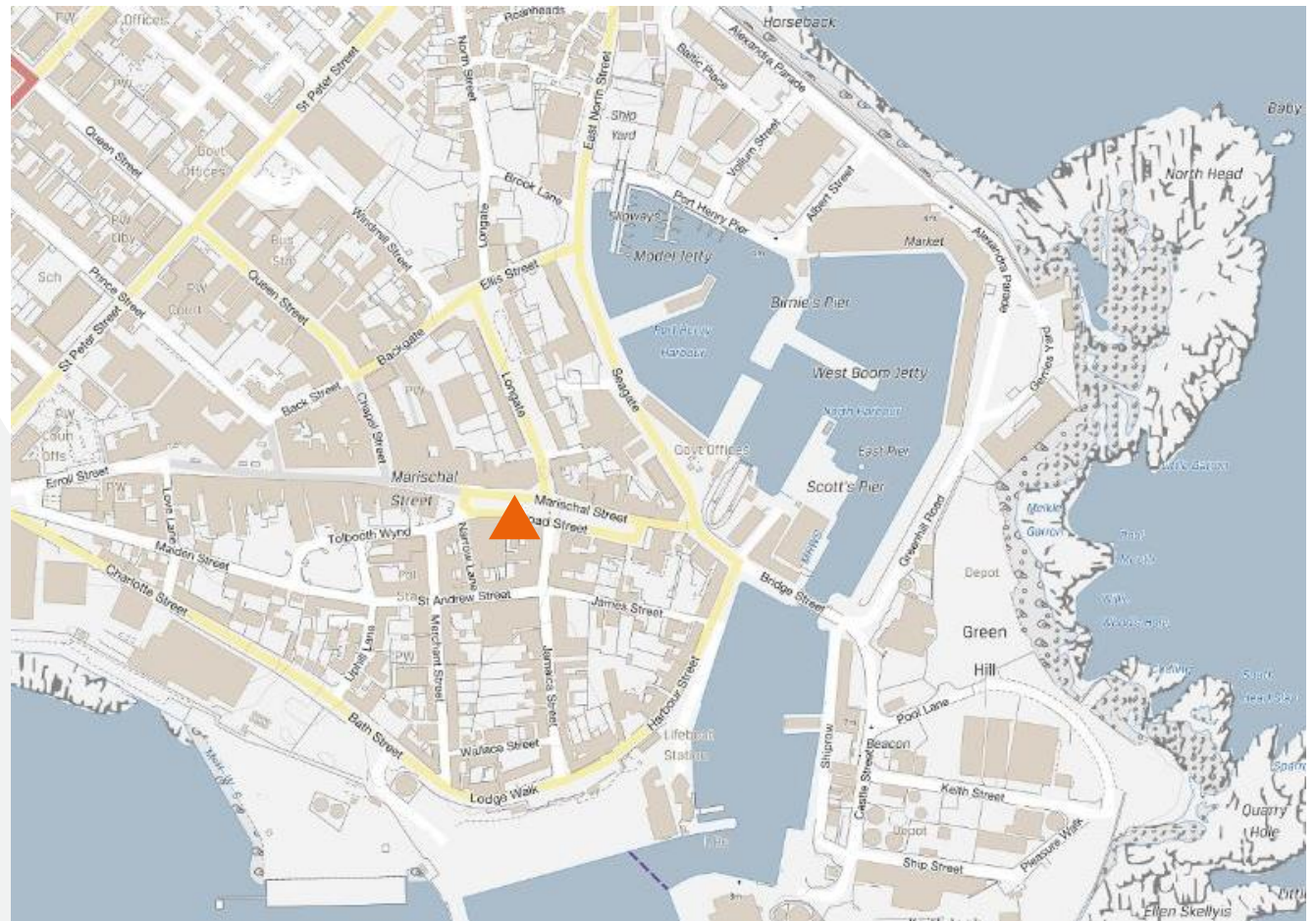
## Retail Premises with Development Opportunity in Peterhead

### LOCATION

The subjects are located on the south side of Broad Street, within Peterhead town centre. Surrounding properties are a mixture of retail and offices at both ground and upper floor levels. The harbour area lies a short distance to the east. Car parking facilities are located via the public car park in the central section of Broad Street which is on a pay and display basis.

### DESCRIPTION

The subjects comprise of a three storey end terraced building with a large frontage onto Broad Street. The building is of a traditional granite construction arranged over three floors with a pitched and slated roof. Access to the property is via a timber pedestrian framed doorway directly from Broad Street. Internally, floors are of a suspended timber design overlaid in a mixture of carpet and linoleum floor coverings. Walls throughout the property have been plastered and painted with ceilings also plastered and painted and further incorporating a mixture of fluorescent strip and spot light fittings. Access to the upper floors of the property is via a timber framed staircase. The subjects have been split to provide retailing space at ground and first floors with the second floor previously utilised for residential accommodation/storage. W.C facilities can be located at first floor and second floor level. Natural daylight is provided via a number of sash and case windows located throughout the property



**ACCOMMODATION**

	m <sup>2</sup>	ft <sup>2</sup>
Ground – Sales	82.99	892
Mezzanine – Toilet/Staff	3.85	41
First – Sales	89.20	960
Second – Storage	76.65	825
<b>TOTAL</b>	<b>252.59</b>	<b>2,718</b>

The foregoing 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.

**PRICE**

£75,000 is sought for our clients heritable interest.

**USE**

Historically, the premises has been utilised as a retail unit and could continue to be used as such.

However, the premises could also lend itself as a residential redevelopment opportunity. To date no planning applications have been lodged in this respect and we recommend interested parties discuss their intended use with the local authority planners.

**RATING**

The subjects are currently entered into the Valuation Roll at a Rateable Value of £10,250

We would point out that an incoming occupier would have the opportunity to appeal this Rateable Value.

**ENERGY PERFORMANCE CERTIFICATE**

The subjects have a current Energy Performance Rating of ‘D’.

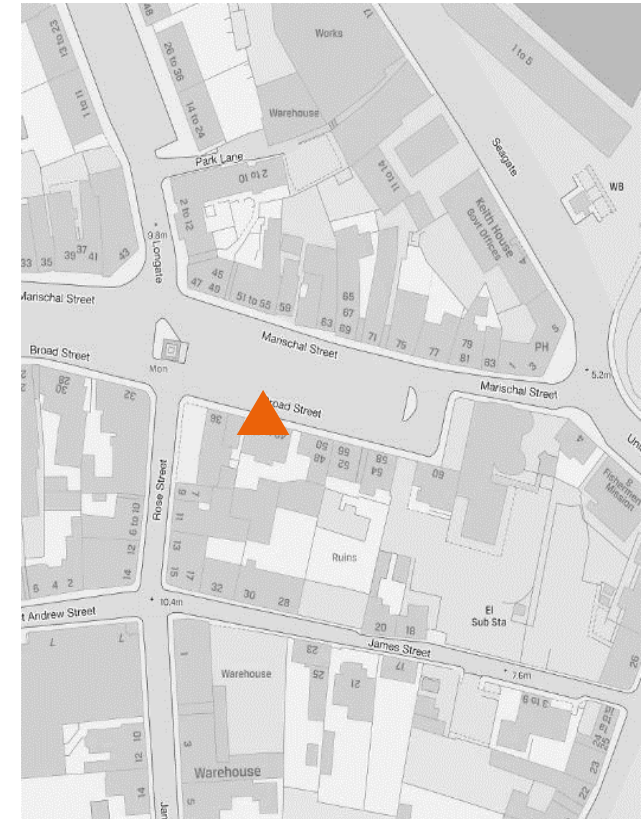
Further information and a recommendation report is available to seriously interested parties on request.

**VAT**

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

**LEGAL COSTS**

Each party will be responsible for their own legal costs incurred with the ingoing occupier being responsible for any Registration Dues and LBTT where applicable.



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

**Shepherd Chartered Surveyors** 35 Queens Road, Aberdeen, AB15 4ZN  
 Mark McQueen, [mark.mcqueen@shepherd.co.uk](mailto:mark.mcqueen@shepherd.co.uk), 01224 202800

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