

TAKEAWAY INVESTMENT

- > OFFERS OVER £99,000
- > PASSING RENTAL – £10,000 PER ANNUM
- > LEASE EXPIRY – 30TH JUNE 2033
- > NET INITIAL YIELD – 9.92%
- > SIZE – 143.53 SQ.M (1,545 SQ.FT)

Italian Star
TAKEAWAY
01346 379075 01346 379075

FOR SALE

75 – 77 BROAD STREET, FRASERBURGH, AB43 9AU

CONTACT: Mark McQueen, mark.mcqueen@shepherd.co.uk, 01224 202800 www.shepherd.co.uk



LOCATION

Fraserburgh is located approximately 42 miles north of Aberdeen. The town serves as a major employment and service centre with the towns economic base being dominated by fishing and its associated businesses and industries. The population of Fraserburgh is approximately 12,500.

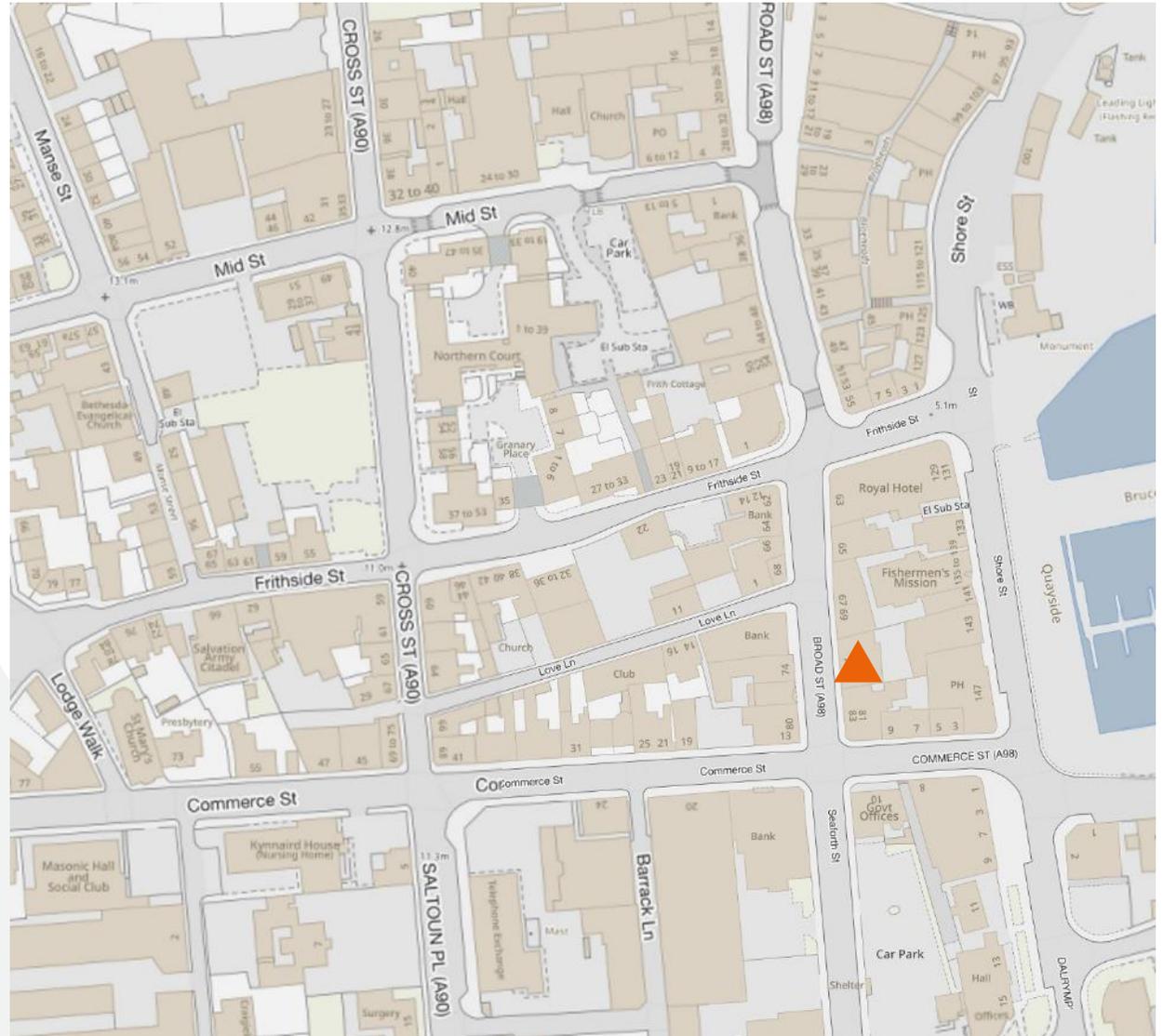
The premises themselves are located on the east side of Broad Street between its junctions with Commerce Street and Frithside Street.

There is a range of local and national operators present within the town and include Boots, Card Factory, Santander, Cancer Research, Semi-Chem and Specsavers.

DESCRIPTION

The subjects form the ground floor of a two storey and attic, traditional granite and slate premises. To the rear are two single storey extensions with flat felt roofs. The premises benefit from large window display with a central recessed doorway

Internally the space is split to provide a large open restaurant/takeaway area with fixed counter, cooking area and to the rear are several prep and storage areas together with two WCs.



ACCOMMODATION

	m ²	ft ²
Ground Floor	143.53	1,545

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).

TENANCY DETAILS

The subjects are let on full repairing and insuring terms subject to a schedule of condition to Faek Hewsain Ahmed from 1st July 2023 for a period of 10 years. The passing rent is £10,000 per annum with a provision within the lease for upward only rent reviews on a 3 yearly basis.

Further information on lease terms are available upon request.

It is anticipated that there is potential to increase the rent at the rent review in 2026, further information available is available upon request.

PRICE

Offers over £99,000 is sought for our client’s interest in the subjects.

A purchase at this level would show a net initial yield of 9.92%

VAT

The price quoted is exclusive of VAT.

LEGAL COSTS

Each party shall be responsible for their own legal costs associated with the transaction with the purchaser being responsible for any LBTT, registration dues etc.

ENERGY PERFORMANCE CERTIFICATE

The subjects have a current Energy Performance Certificate Rating of G

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



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, 01224 202800 www.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 MAY 2024**