

TO LET

Retail Premises

Prime Town Location

Size: 106.6msq (1,148sqft)

Rental: £15,000pa

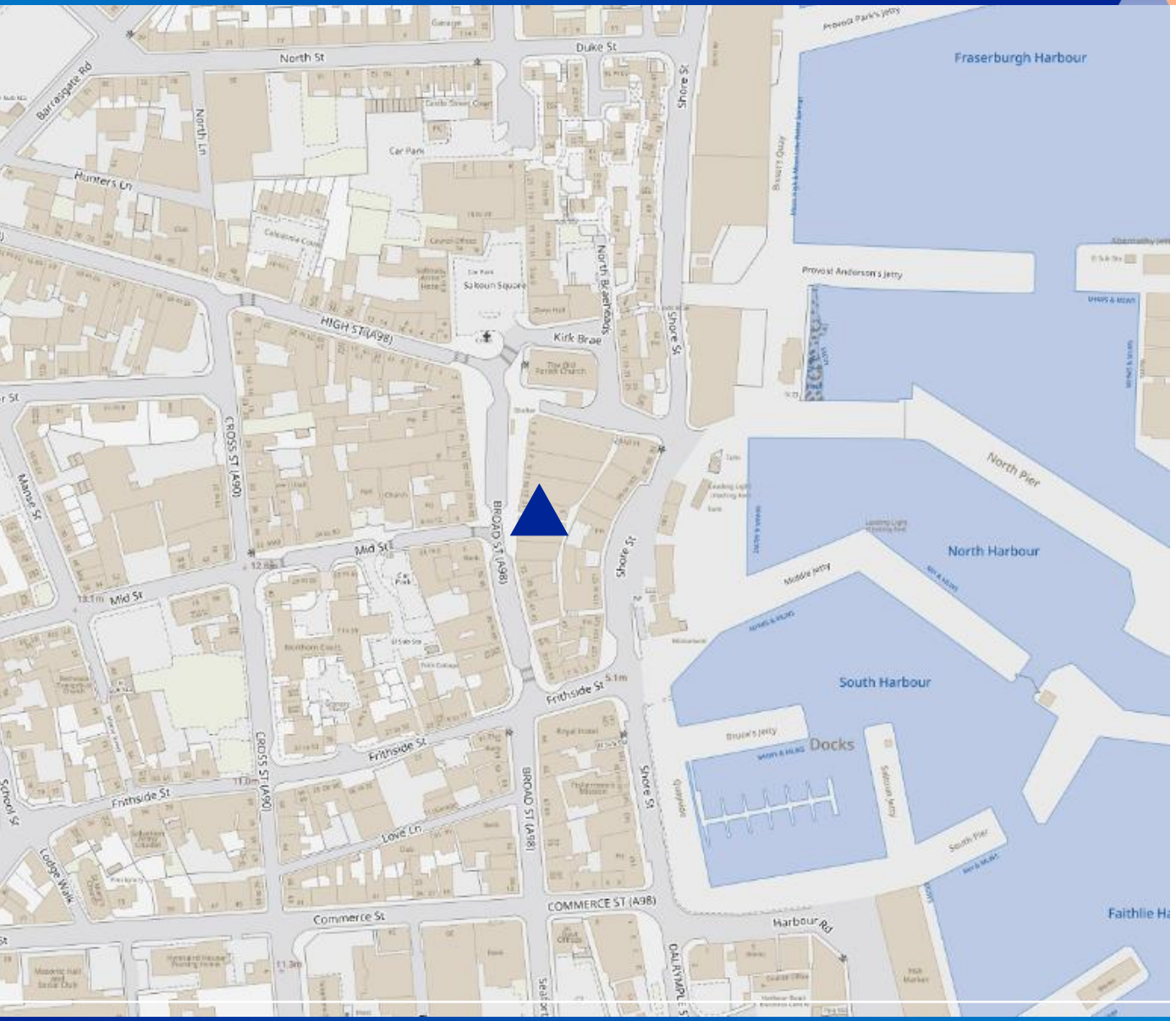
VIRTUAL TOUR 360°

19-21 BROAD STREET, FRASERBURGH, AB43 9AE

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SHEPHERD
COMMERCIAL

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, the towns main commercial throughfare and as such benefits from good levels of passing trade.

There is a range of local and national operators present in close proximity to the subjects to include Boots, Santandar, Semi-Chem and Specsavers.

High Street Retail Premises

FIND ON GOOGLE MAPS

Description







Occupying a prominent position within Fraserburgh's prime retail pitch, 19 Broad Street comprises an attractive ground floor commercial unit forming part of a traditional granite-built town centre building beneath a pitched slate roof. The property benefits from an extensive glazed shopfront providing excellent natural light and a strong retail presence.

Internally, the property offers an open-plan sales area to the front with ancillary office, staff and welfare accommodation to the rear, providing a flexible layout suitable for a variety of retail, leisure or service based occupiers, subject to the necessary consents. The building retains the character of Fraserburgh's traditional High Street architecture whilst offering an easily adaptable commercial space in a highly visible trading position.

	m^2	ft^2
Ground Floor	106.64	1,148

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).

The Detail

Rental

£15,000 per annum is sought. As is standard practice, this will be payable quarterly in advance

Lease Terms

The premises are available on the basis of a new Full Repairing and Insuring lease of negotiable duration.

Rateable Value

The subjects are currently entered into the Valuation Roll at a Rateable Value of £13,000. Qualifying tenants can apply for rates relief via the Small Business Bonus Scheme.

Energy Performance Certificate

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

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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