

TO LET

RETAIL PREMISES

Town Centre Location

Fitted to a good standard

4 car parking spaces

Size – 119.60 SQM (1,287 SQFT)

Rental - £10,000 per annum

Price – On application

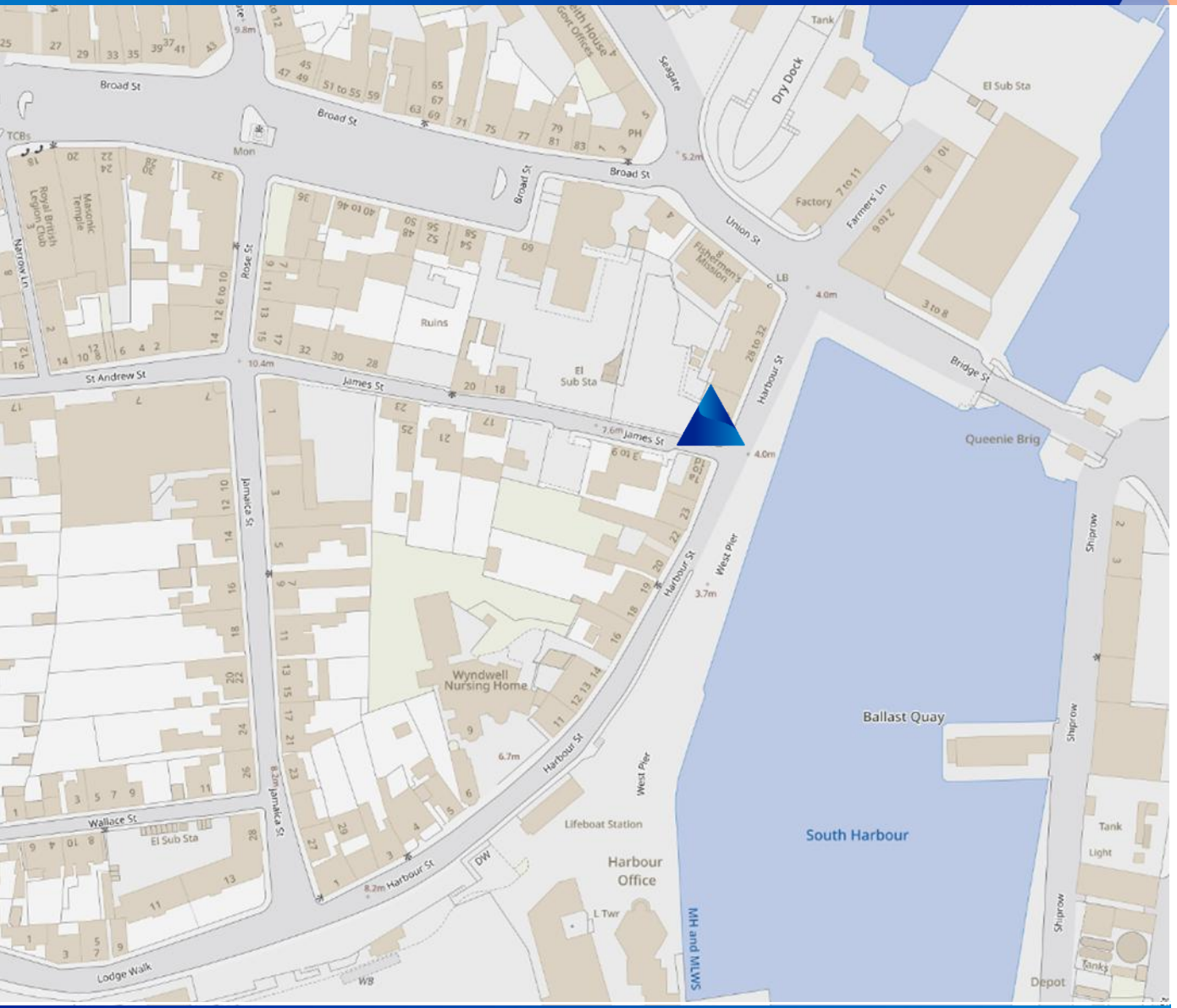
WHAT 3 WORDS

26 HARBOUR STREET, PETERHEAD, AB42 1DJ

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SHEPHERD
COMMERCIAL

Location



Retail Premises within Established Town Centre

FIND ON GOOGLE MAPS

The property is located within the popular coastal town of Peterhead, which is located 33 miles north of Aberdeen. The town serves as a major employment and service centre, with the towns economic base dominated by fishing and its associated businesses and industries.

The subjects themselves are situated on the west side of Harbour Street occupying a corner position at its junction with James Street in the Harbour area of the town. The surrounding properties are a mixture of residential and commercia use. Nearby commercial occupiers include Mission Café, Purple Ink Tattoo and Peterhead Marine Electrics.

Description









The subjects comprise a ground floor retail unit forming part of a prominent traditional four storey and attic building with a pitched and slated roof. The windows are of sash and case design with access to the property being from a timber doorway onto Harbour Street.

Internally, the subjects provide predominantly open-plan accommodation, currently partitioned to form a sales/service area, boardroom, WC, tea preparation area, and office/storage accommodation. The property presents in fresh and spacious condition throughout, with painted plasterboard walls and ceilings, together with a combination of laminate and carpet floor coverings. The accommodation benefits from multiple windows providing good levels of natural light, with artificial lighting via spotlight fitments. Heating is provided by gas-fired, wall-mounted radiators. A fire exit is located to the rear of the property, leading to an outbuilding suitable for storage purposes.

Externally, there are approximately four car parking spaces located to the rear of the property.

Accommodation

	m^2	ft^2
Ground Floor	119.60	1,287

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

Price

On application

Rental

£10,000 per annum exclusive of VAT.

Lease Terms

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

Rateable Value

The Rateable Value for the subjects as of 1st April 2026 is shown on the Scottish Assessors' website as £9,500.

On this basis the premises would be eligible for 100% rates relief.

Energy Performance Certificate

The subjects currently have an EPC rating of ' '.

Further information and a recommendations report are available to seriously interested parties upon 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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