

FOR SALE BY ONLINE AUCTION

Auction Date: 3rd December 2026 @ 2:30pm

Guide Price: £30,000

First floor office in busy town centre location

100% Rates Relief

Size: 48SQM (520SQFT)

FIND ON GOOGLE MAPS

1ST FLOOR, 24 MARISCHAL STREET, PETERHEAD, AB42 1HS

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PROPERTY AUCTIONS

Location

1ST FLOOR, 24 MARISCHAL STREET,
PETERHEAD, AB42 1HS



The property is located within the town of Peterhead, approximately 33 miles north of Aberdeen. The main employment sectors within the town include fishing, onshore support for the oil industry, manufacturing and food processing.

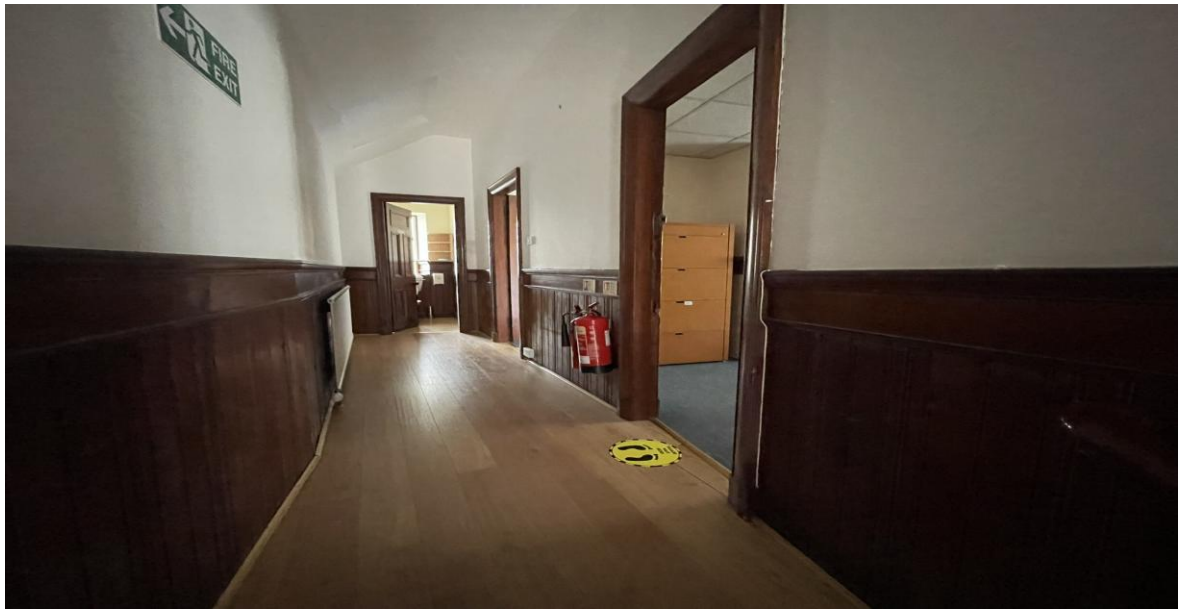
The property itself is located within the pedestrianised section of Marischal Street, the main commercial thoroughfare within the Town Centre and close to Drummers' corner. A number of national and local retailers are present within the area to include, Boots, Nationwide, Hays Travel, Iceland and Arc cinema.



Office in Town Centre

Description





The property comprises a first floor office contained within a mid-terrace two storey and attic building. The office extends to the rear with access via a single entrance door off Marschal Street.

Internally the accommodation comprises two offices with a W.C. There is additional storage over the first floor of the main building, accessed via a ladder from the stairwell.

There are public car parks within the vicinity located at Broad Street and Maiden Street.

Accommodation

	m²	ft²
Ground Floor	48.30	520

The property provides the following accommodation which has been measured on a gross internal area basis in accordance with the RICS Code of Measuring Practice.

The Detail

1ST FLOOR, 24 MARISCHAL STREET,
PETERHEAD, AB42 1HS

Auction Date

The auction will be held on 22nd October 2026 at 2:30pm.

Registering to Bid

All parties wishing to bid will be required to pre-register against any lots they wish to bid on using the link below:

https://www.shepherd.co.uk/auctions-remote-bidding/

Bidders will also be invited to undertake an AML identity check and provide debit card details for a Stripe check.

Deposit

At the end of the auction, the winning bidder must immediately pay a non refundable deposit of 10% of the purchase price (plus VAT if appropriate), subject to a minimum of £5,000.

Reserve Price

The reserve price is the minimum price for which the property can be sold, this figure is confidential between the auctioneer and the vendor and cannot be disclosed.

If the reserve price isn't met, the property will remain unsold.

You can contact our team and at this point you'll be able to make an offer which will be referred to the sellers for their consideration.

Guide Price

The property has a guide price of £30,000

If properties are advertised with a guide price this will be within 10% either above or below the reserve price.

If the guide is shown as falling within a range of prices then the reserve price will not exceed the highest value quoted.

Buyer Fees

The buyer's fee is 3% plus VAT subject to a minimum of £3,000 plus VAT.

Legal Pack

The legal pack is available to view online.

VAT

See Legal Pack.

Land and Building Transaction Tax

The purchaser will be liable for applicable LBTT and registration dues.

Energy Performance Certificate

The property has an energy rating of 'G'.
A copy of the EPC is available upon request.

Get in Touch

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

James Cavanagh
james.cavanagh@shepherd.co.uk

Shepherd Chartered Surveyors
35 Queens Road, Aberdeen, AB15 4ZN
t: 01224 202800

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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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. PUBLICATION DATE SEPTEMBER 2026

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