

TO LET / FOR SALE

Fully Fitted Licenced Restaurant Premises

Prominent Town Centre Location

Size: 165.11 SQM (1,777 SQFT)

100% Rates Relief Available To Qualifying Occupiers

Rent: £16,000 Per Annum

Price: £180,000

WHAT 3 WORDS

69 BROAD STREET, FRASERBURGH, AB43 9AU

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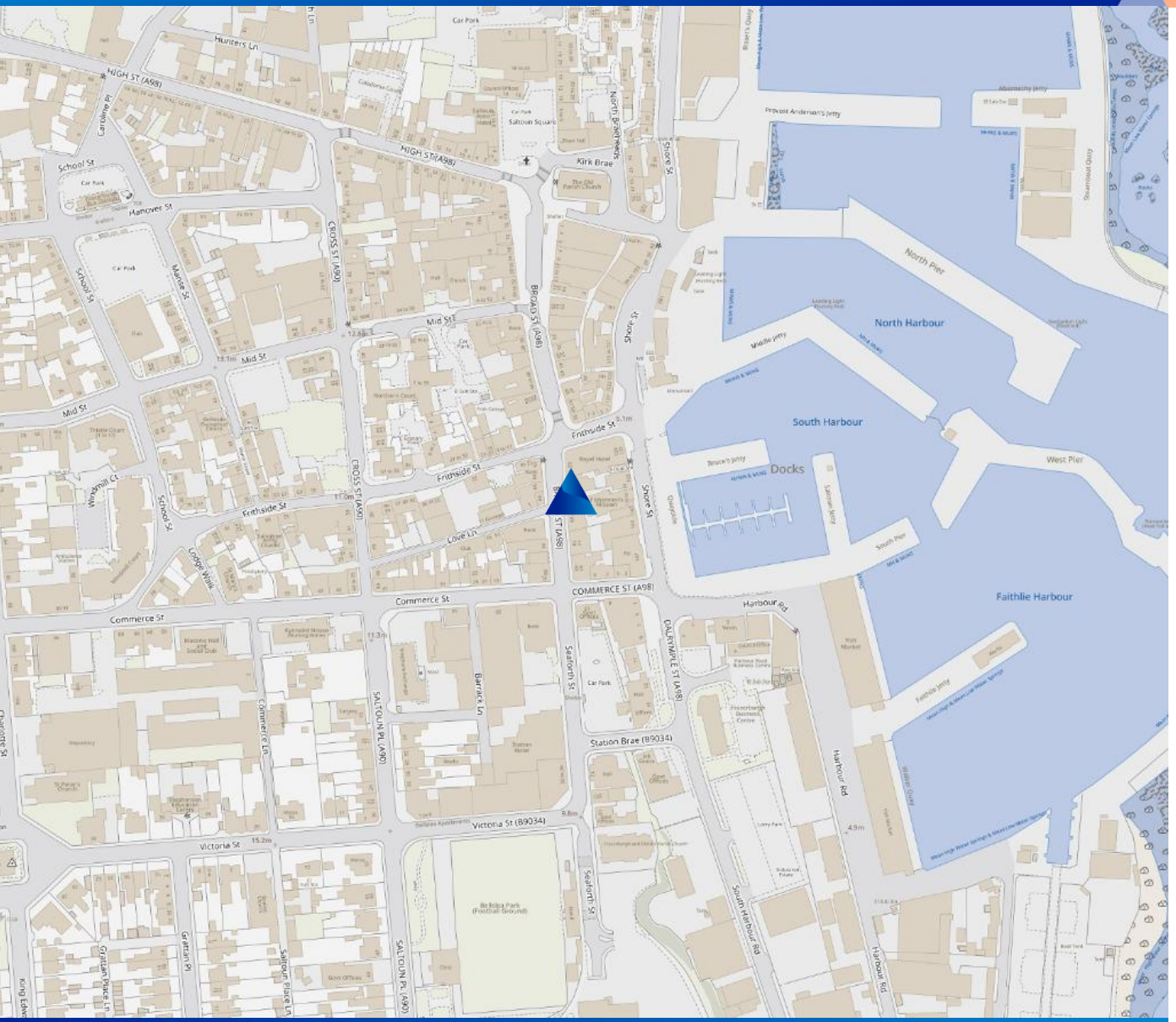
SHEPHERD COMMERCIAL

Location



FIND ON GOOGLE MAPS

The property is located within the popular coastal town of Fraserburgh, which is located 42 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 Broad Street between the junctions for Frithside Street and Commerce Street. This location serves as part of Fraserburgh's main commercial throughfare and features national and local occupiers alike. Surrounding occupiers include TSB Bank, Italian Star Restaurant, Marmaris and Mason Glennie.

Description





The subjects comprise a fully fitted licensed restaurant arranged over ground floor and basement. The frontage is formed by glazed windows and a recessed glazed pedestrian doorway, with signage fascia above. The frontage benefits from an electric roller shutter door.

Internally, the subjects provide an open plan seating area with a bar area to the right, W.C. facilities and a fully fitted kitchen to the rear. Within the main customer areas, the floors are overlaid with a mix of tiles, timber and vinyl/laminate flooring, with walls and ceilings being mainly lined in painted plasterboard. Natural light is provided by the glazed frontage, and artificial light is by way of spotlights and strip lights. The basement is accessed via a fixed staircase to the rear and provides storage accommodation with fridges and freezers. Heating of the property is via gas central heating system.

Accommodation

	m^2	ft^2
Ground Floor	107.71	1,159
Basement	57.39	618
TOTAL	**165.11**	**1,777**

The above floor areas have been calculated on a Gross Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

The Detail

Rental

£16,000 per annum exclusive of VAT.

Price

Offers in the region of £180,000 is sought for our client's interest in the premises.

Use Class

The premises are permitted for use under Class 3 (Food & Drink) as per the Town and Country Planning (Scotland) Act 1997. The premises are also assumed to be permitted for uses falling under Class 1A (Shops, financial, professional and other services).

Rateable Value

The subjects are entered into the Valuation Roll at a Rateable Value of £12,250.

The subjects would therefore be applicable for 100% rates relief should an ingoing occupier qualify.

Energy Performance Certificate

The property has an EPC rating of "F".

Further information and a recommendation report is available upon request.

VAT

All figures quoted are exclusive of VAT at the prevailing rate.

Legal Costs

Each party shall be responsible for their own legal costs associated with this transaction with the tenant being responsible for the cost of LBTT, Registration dues etc.

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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