

TO LET / FOR SALE

Retail Premises

Corner Location within Established Town Centre

Size: 65.93 SQM (710 SQFT)

100% Rates Relief Available To Qualifying Occupiers

Rent: £6,000 Per Annum

Price: £70,000

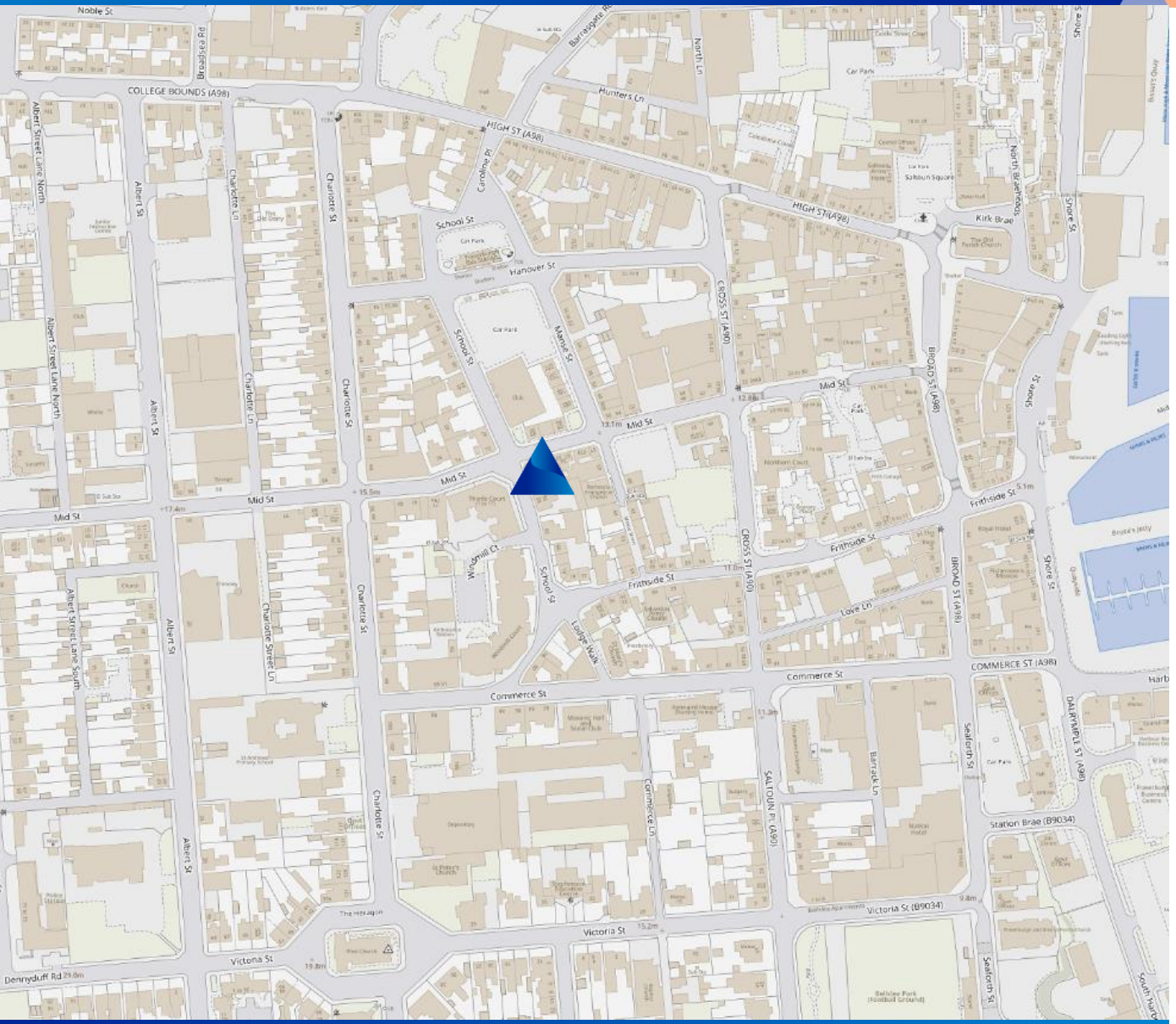
VIRTUAL TOUR 360°

71 MID STREET, FRASERBURGH, AB43 9EP

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SHEPHERD COMMERCIAL

Location



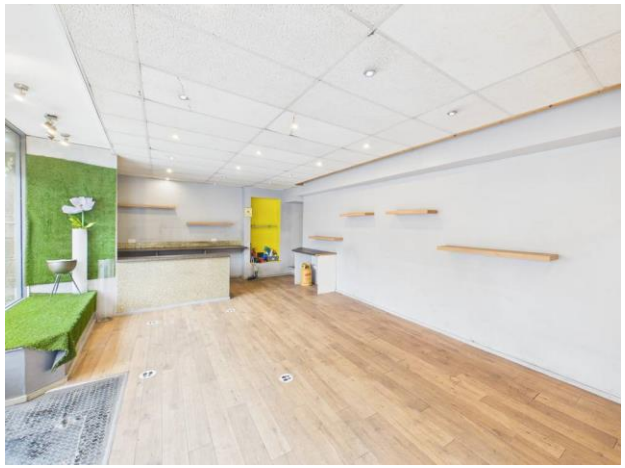
Retail Premises within Established Town Centre

FIND ON GOOGLE MAPS

The property is located within the popular coastal town of 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 in a corner position on the south side of Mid Street at its junction with School Street. The surrounding area is mainly residential in use though there are some commercial occupiers nearby including The Lite Shop, KB tattoo studio, Mid Street Bakery and a corner shop.

Description









The subjects comprise a ground floor retail unit forming part of a two-storey and attic building of traditional construction, under a pitched slate roof incorporating dormer projections. The property benefits from an attractive glazed frontage onto Mid Street, providing good levels of natural light and visibility. Access is gained via a timber-framed pedestrian entrance, which benefits from an electric roller shutter.

Internally, the accommodation is arranged to provide a predominantly open-plan sales area, with ancillary accommodation to the rear, including a kitchen/preparation area and a single W.C.. The main sales area is finished with a suspended timber floor overlaid in laminate, painted plasterboard-lined walls, and a suspended ceiling grid incorporating spotlight light fittings.

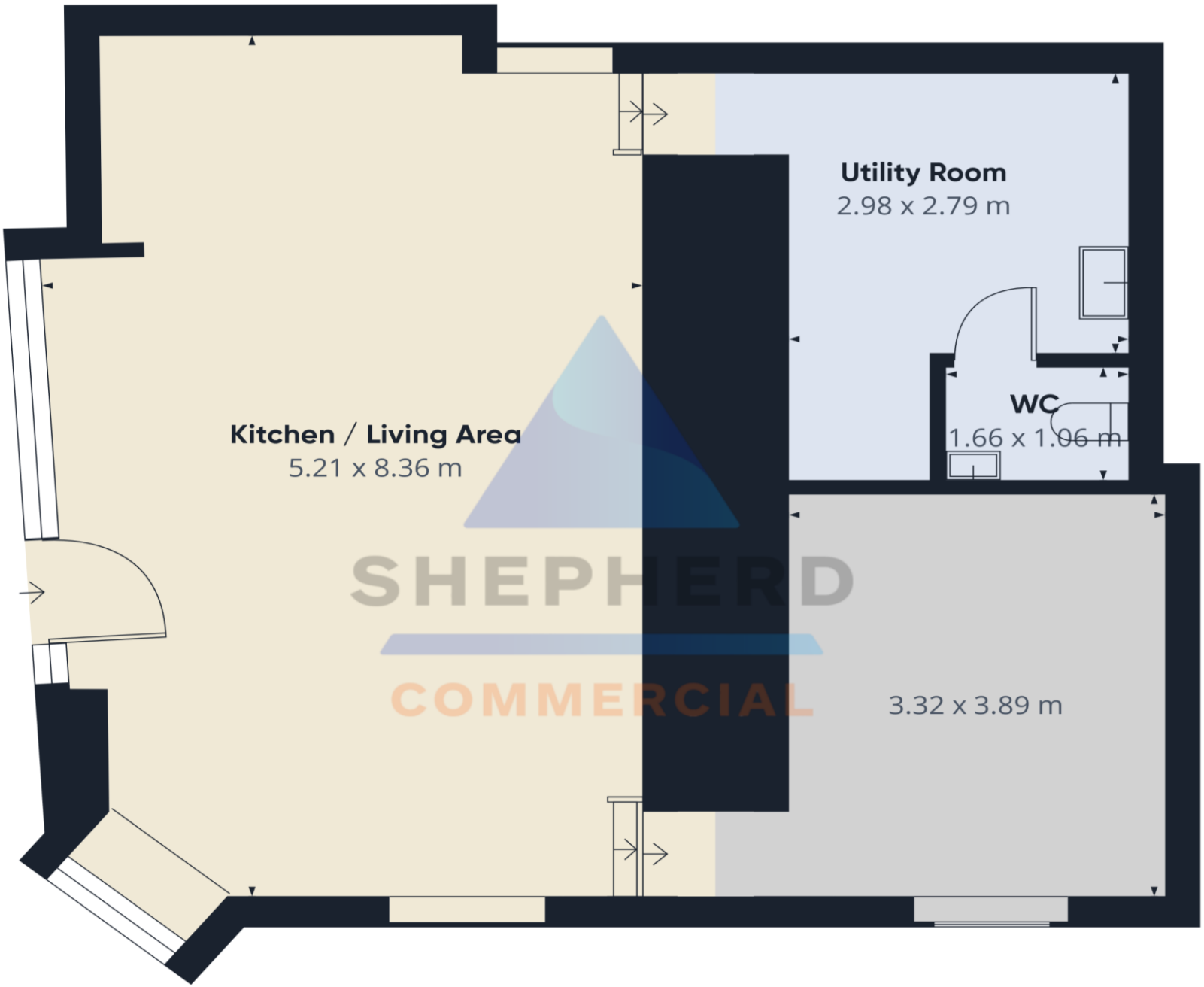
Accommodation

	m^2	ft^2
Total	**65.93**	**710**

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).

Floor Plans

71 MID STREET, FRASERBURGH, AB43 9EP



The Detail

Rental

£6,000 per annum exclusive of VAT.

Price

Offers in the region of £70,000 is sought for our client's interest in the premises.

Rateable Value

The subjects are entered into the Valuation Roll at a Rateable Value of £5,800.

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 "TBC".

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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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 JANUARY 2026.

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