

BROWN & McRAE

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LAWYERS

ESTATE AGENTS

NOTARIES PUBLIC

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27 BROAD STREET PETERHEAD



RETAIL PREMISES FOR SALE OR LEASE

A unique opportunity to acquire business premises with 2 large display windows situated within the town centre of Peterhead. Until recently the premises operated as a retail outlet for Ladies Fashions and accessories which had been established for 40 years with a good turnover and regular clients. The vacant shop/retail outlet can be used for a variety of purposes including offices and is available for sale or lease due to the retirement of the current owner. The property has a spacious sales area with 3 individual changing cubicles, a staff room and a toilet, as well as a serving counter. There is a lower floor suitable for use as a further sales area with 3 further changing cubicles, an office and a store. The property has been very well maintained and has a large local Authority Pay and Display Car Park immediately to the front of the shop.

MAIN SALES FLOOR, STAFF ROOM, TOILET, 3 CHANGING CUBICLES. LOWER FLOOR: 3 CHANGING CUBICLES, OFFICE, STORE



MAIN SALES FLOOR

9.6m x 6.8m (31'6" x 22'4") with 2 large display windows to front and entering through glazed door. Numerous floor and wall hanging rails, open display shelving. Sales counter. 3 separate changing cubicles. STAFF ROOM 3.96m x 2.08m (13' x 6'10") with hanging rails and shelving, stainless steel sink, wall mounted hot water geyser. Door to TOILET. Stairs from main sales area lead to:

LOWER FLOOR

6.16m x 6m (20'3" x 16'8") decorative red brick feature to walls and posts with carpeted floor. Hanging rails and 3 changing cubicles. Door to STORE 3.99m x 1.88m (13'1" x 6'2") with shelving and hanging rails and open doorway leading to understairs storage area. Door to OFFICE 3.99m x 1.70m (13'1" x 5'7") with phone point.

RATEABLE VALUE

£9,800

POST CODE

AB42 1JB

ASKING PRICE

Offers over £85,000

RENT

£10,000 per annum, payable monthly in advance.

TERM

By negotiation.

VIEWING

By arrangement with the Selling/Letting Agents.

ENTRY

By arrangement.

OFFERS TO

Messrs. Brown & McRae (Ref: KSP)

NOTE: While the foregoing particulars are believed to be correct they are not guaranteed and all interested parties should satisfy themselves on all point before offering.