

BROWN & McRAE

www.brown-mcrae.co.uk

turriff@brown-mcrae.co.uk

LAWYERS

ESTATE AGENTS

NOTARIES PUBLIC

10 High Street

Turriff

Aberdeenshire

AB53 4DS

Tel: 01888 568950

Fax: 01888 563031

Anderson House

9 – 11 Frithside Street

Fraserburgh

Aberdeenshire

AB43 9AB

Tel: 01346 515797

Fax: 01346 519168

SHOP PREMISES 37 MAIN STREET TURRIFF



ASKING PRICE £100,000 / RENTAL £10,000 PER ANNUM

37 Main Street is a unique opportunity to purchase/rent extensive retail premises in the heart of the Town Centre.

The premises provide modern and well presented display areas over two floors, with in addition a large store room on the upper floor.

There is a prominent floor to ceiling display window.

MAIN SHOP

4.58m x 7.4m (24'3" x 15') (33.89 sqm): Offering an extensive floor area, with slatted floor to ceiling wall panelling, on all sides. Large double glazed, floor to ceiling display window. Florescent strip lighting.



REAR SHOP

4.91m x 2.39m (16'1" x 7'9") 11.73 sqm: Fitted with slatted wall panelling. Fitted shelving. Strip lighting.

Door through to:



REAR

Storage areas; Fire exit.

1ST FLOOR:

A fitted staircase leads up to the first floor landing. Window to rear. Storage areas.

KITCHEN

2.11m x 2.03m (6'11" x 6'7") Fitted with wallmounted storage cupboard. Stainless steel sink.

TOILET

2.31m x 1.99m (7'6" x 6'6") Plumbed for w.c and whb.

FURTHER DISPLAY AREA

4.83m x 4.77m (15'10" x 15'72) 23.03sqm: This is a light and spacious display area with two sash windows to front. Slatted floor to ceiling wall panelling on all sides. Deep wood skirtings. Decorative cornice. Florescent strip lighting.



2ND FLOOR:

A wooden staircase gives access up the second floor.

STORE ROOM:

4.83m x 3.33m (15'10" x 10'11") 16.08 sqm:
Dormer window to front.
Ceiling light.



PRICE/RENT

the property is available for either sale or lease. Offers of £100,000 are invited; rental of £10,000 per annum.

RATEABLE VALUE

£8,100 effective from 1st April, 2010.

ENTRY

By arrangement.

VIEWING

By appointment through the Selling Agents.

OFFERS TO

Messrs. Brown & McRae, Solicitors, Turriff.

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