

**BROWN & McRAE**

LAWYERS  
ESTATE AGENTS  
NOTARIES PUBLIC

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## 3 & 5 HIGH STREET FRASERBURGH VACANT SHOP & OWNER'S ACCOMMODATION



### REGION OF £200,000 SHOP AVAILABLE FOR LEASE

THINKING OF STARTING YOUR OWN BUSINESS? LOOKING FOR THE IDEAL TOWN CENTRE PREMISES? We have the answer here for you with these town centre premises that had been operating until recently as a Hairdressing Salon. Due to the spacious interior of the shop it could be adapted internally to suit anyone looking for a generous sized property as a retail shop or town centre office space, infact the shop could be used for a variety of businesses. Also included in the sale generous sized 3 public/3 bedroomed owner's accommodation located above the shop which would be suitable for anyone with a family or could be used for investment purposes within the rental market. Both shop and accommodation benefit from gas central heating. The present owners have fitted new carpets throughout most of the accommodation with white kitchen goods also included in the sale.

Viewing is a must to fully appreciate these generous sized premises which are located within the heart of Fraserburgh's town centre close to the harbour and within walking distance of the beach.

**SHOP:** RECEPTION, MAIN FLOOR, STAFF AREA, TOILET, SHARED PEND, UTILITY/STORE ROOM.  
**OWNER'S ACCOMMODATION:** EV, STAIRWELL, LANDING, SITTING ROOM, LIVING ROOM, DINING ROOM, KITCHEN, BATHROOM. SECOND FLOOR: LANDING, 3 BEDROOMS, ROOFTOP TERRACE

**SHOP**

Entering via part glazed hardwood door.

**RECEPTION**

3.31m x 2.58m (10'10" x 8'5") large display window to front with storage cupboard beneath housing the gas meter. Further cupboard housing the electric meter. Glass display cabinets along 2 walls with low level storage cupboards beneath. Serving counter with cash register. Decorative wooden ceiling. Door giving access to flat and glazed door with glazed panel to:

**PREPARATION AREA**



4.97m x 3.13m (16'4" x 10'3") Open display shelving with mirrors above. 3 back wash basins. Seating for 6 clients. Decorative wooden ceiling. Radiator. Door to staff area and open doorway to:

**MAIN FLOOR**



6.28m x 5.03m (20'8" x 16'6") mirrors on 3 sides with open display shelving and seating for 8 clients. Cloak cupboard, shelved storage cupboard and understairs storage cupboard. Through to:

**DRYING AREA**

3.58m x 2.61m (11'9" x 8'7") large double display windows to front with louvre blinds. Seating either side with individual dryers.



**TOILET**

Wc, wall mounted whb. Window.

**STAFF AREA**

3.04m x 1.10m (10' x 3'7") worktop with stainless steel sink. Frosted glazed window to rear. Shelving, cloak hooks.

From main floor door to:

**SHARED PEND**

Door onto street. Cold water tap and door to:

UTILITY/STORE

Storage cupboards and open display shelving, power and light. Plumbed for washing machine with ample space for tumble dryer.

**OWNER'S ACCOMMODATION**

ENTRANCE VESTIBULE

Entering from street through hardwood door and also door from shop. Part frosted glazed door to:

FIRST FLOOR LANDING

Window to front with louvre blinds. Double doored cupboard housing the gas meter. Further cupboard. Phone points, radiator.

SITTING ROOM



5.61m x 5.32m (17'5" x 11'1") window to front with radiator beneath and wooden ingoes. Shelved recess, plaster ceiling cornice, 4 wall lights, second radiator.

LIVING ROOM

5.04m x 4.13m (16'7" x 13'4") window to rear with radiator beneath. TV and phone points.

DINING ROOM

3.89m x 3.31m (12'9" x 10'11") window to front with radiator beneath. Shelved recess.



KITCHEN



3.45m x 3.16m (11'4" x 10'4") window to rear. Fitted with a suite of base and wall units along the 4 walls incorporating glass display cabinets, worktops with tiled splash backs; 1 ½ bowl stainless steel sink and drainer. Plumbed for washing machine. Electric cooker with extractor hood above. Gas central heating boiler, overhead cupboard housing the hot water tank. Recess for fridge freezer.

*Washing machine, fridge freezer and cooker to be included in sale.*

**BATHROOM**

2.68m x 2.08m (8'10" x 6'10") fitted with a 5-piece pale coloured suite of wc, pedestal whb with mirror above, bidet, bath and shower cubicle. Radiator.

**SECOND FLOOR LANDING**

Cupboard housing cold water tank. Large walk-in cupboard housing the electric (key) meter and wine racks. Skylight window.

**BEDROOM 1**

5.03m x 3.84m (16'6" x 12'7") window to front with louvre blinds and radiator beneath. Double doored built-in wardrobe.

**BEDROOM 2**

4.02m x 2.65m (13'2" x 8'8") window to front with louvre blinds and radiator beneath. Fitted suite of wardrobes with matching dressing table and bedside chests of drawers.

**BEDROOM 3**

5.48m x 3.64m (17'11" x 12') window with louvre blinds and double sliding patio doors to rooftop terrace. Built-in wardrobe, radiator.

**ROOFTOP TERRACE**

Drying line.

**GENERAL**

Most carpets throughout the flat including the stairs and landing are new and will be included in the sale. The property is also for sale to include washing machine, cooker and fridge freezer, blinds and light fittings.

**POST CODE**

AB43 9AP

**COUNCIL TAX BAND**

Currently band B

**RATETABLE VALUE**

£6,700

**ASKING PRICE**

Region of £200,000

**RENT (SHOP ONLY)**

£1250 per calendar month, payable monthly in advance.

**DEPOSIT**

£1250

**TERM**

Minimum 3 years

**VIEWING**

By arrangement with the Selling/Letting Agents.

**ENTRY**

Immediate entry can be given, otherwise by arrangement.

OFFERS TO

Messrs. Brown & McRae (Ref: BS)

**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.**