

BROWN & McRAE

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LAWYERS

ESTATE AGENTS

NOTARIES PUBLIC

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COMMERCIAL PREMISES BROADSEA ROAD FRASERBURGH



FOR SALE OR LEASE

Located within a small industrial area of town, are these commercial premises which comprise 2 outbuildings, an office and an enclosed yard now available for sale or lease. Accessed off Broadsea Road through a security gate the properties are suitable for a variety of uses and have in recent years been used for car maintenance and a fish yard.

Alternatively the premises could be purchased as an investment for development purposes, due to a residential area being in close proximity to the site (any development would have to be investigated by the purchaser).

WORKSHOP



21.5m x 6.66m (70'6" x 22') pedestrian and vehicular access. Large stainless steel sink and small sink. 2 cold water taps, power and light. 2 TOILETS, and a small OFFICE/STORAGE AREA.

WORKSHOP/STORE

15.16m x 6.4m (49'9" x 21') this building is split into 3 areas with access to a LOFT. Power and light.

OFFICE

Accessed from the front and side via pedestrian doors with a main office and a reception/staff area. Ample power and light.

OUTSIDE

The property is accessed via a security gate which leads to a concrete courtyard behind the 2 outbuildings providing adequate parking or storage.

POST CODE

AB43 9QQ

RATEABLE VALUE

£5,300

ASKING PRICE

Offers over £90,000

RENT

By negotiation.

VIEWING

By arrangement with the Selling/Letting Agents.

ENTRY

Immediate entry can be given, otherwise by arrangement.

OFFERS TO

Messrs. Brown & McRae (Ref: MJA)

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.