

BROWN & McRAE

LAWYERS
ESTATE AGENTS
NOTARIES PUBLIC

www.brown-mcrae.co.uk
fraserburgh@brown-mcrae.co.uk

41b Duke Street
Huntly
Aberdeenshire
AB54 8DT
Tel: 01466 795130
Fax: 01888 795133

Anderson House
9 - 11 Frithside Street
Fraserburgh
Aberdeenshire
AB43 9AB
Tel: 01346 515797
Fax: 01346 519168

10 High Street
Turriff
Aberdeenshire
AB53 4DS
Tel: 01888 568950
Fax: 01888 563031

1 BALACLAVA QUAY, FRASERBURGH



£65,000 + VAT
£550 + VAT PCM

Available for Sale or Lease these Commercial premises which are made up of a large Workshop 81.93sq.m (846sq.ft) with vehicular access to the ground floor. There are 4 separate Offices to the top floor with magnificent views of the sea. Comprising

GROUND FLOOR: WORKSHOP, TOILET, STAIRWELL. **FIRST FLOOR:** 4 OFFICES, TOILET.

Accommodation in detail:

ENTRANCE	Entering through door to the side of property. Low level cupboard housing the electric meter. Stairs to upper floor. Door to:
INNER HALL	Water tap and door to:
TOILET	With wc, wall mounted whb. Xpelair, hot water geyser. Wall mounted Dimplex heater, stainless steel sink with snub nosed worktop and further hot water geyser.
WORKSHOP	14.45m x 5.67m (47'3" x 18'7") with large vehicular roller door and pedestrian door. Electric break box, ample sockets, ceiling striplighting.
UPSTAIRS	
LANDING	With windows looking out to the sea. Smoke alarm, ceiling hatch. Door to Inner Hall and through door to:
HALL	Doors off to all rooms. 2 ceiling striplights, windows to rear. Dimplex wall heater.
OFFICE 1	4.30m x 2.77m (14'1" x 9'1") window with Xpelair, louvre blinds and views of the Sea. BT equipment, phone point, ceiling striplight, cloak hooks, ceiling hatch to loft space, wall mounted breaker box, Dimplex wall heater.
OFFICE 2	5.64m x 4.30m (18'6" x 14'1") 2 windows to front with louvre blinds and views of the Sea. Phone point, Dimplex storage heater, 2 ceiling striplights, door to:
OFFICE 3:	5.56m x 3.41m (18'3" x 11'2"). window to front with Xpelair, louvre blinds and views of the Sea. Dimplex storage heater, 2 ceiling striplights, phone point. Door to:
STORE ROOM	5.56m x 2.41m (18'3" x 7'11") window to front with louvre blinds and Dimplex electric storage heater beneath. Open display shelving along most of the length of one wall. Wall and base level units with snub nose worktop, 2 ceiling striplights.
ASKING PRICE	£65,000 + VAT.
RENT	£550 + VAT per calendar month.
TERM	Minimum 3 year lease.
HARBOUR RENT	£677 per annum.
RATEABLE VALUE	£7,900
RATE PAYABLE	£3,309
INSURANCE	£675
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 point before offering.