

**BROWN & McRAE**

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

LAWYERS  
ESTATE AGENTS  
NOTARIES PUBLIC

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

## VACANT SHOP UNIT 78 HIGH STREET FRASERBURGH



### OFFERS OVER £42,000

Refurbished and ready to move into deceptively spacious shop unit that could be adapted to suit a variety of purposes located within the town centre. The property has undergone complete refurbishment internally which includes new walls and fresh paintwork offering any prospective purchaser with opportunity to fit out the premises to suit their own requirements. There is gas within the property although it is currently disconnected. On 2 floors the premises enters from the pavement to a spacious sales area with doorway leading to a further sales area/office. Upstairs there is a toilet and 3 separate rooms which could also be used as office space or storage.

GROUND FLOOR: MAIN SALES AREA, ROOM 1/OFFICE. FIRST FLOOR: TOILET, 3 ROOMS

## MAINS SALES AREA



7.08m x 2.94m (23'1" x 9'8") display window to front. Low level cupboard housing the electric and gas meters (gas disconnected). Ceiling striplights. Open doorway and step down to:

ROOM 1/OFFICE	3.31m x 2.86m (10'10" x 9'5") walk-in partly shelved storage cupboard. Ceiling striplights.
STAIRWELL	Ceiling striplight and emergency lighting. Security alarm (disconnected).
TOILET	WC and wall mounted whb.
ROOM 2	5.10m x 3.09m (16'9" x 10'1") window to front. Phone point, emergency lighting.
ROOM 3	3.20m x 2.13m (10'6" x 7')
ROOM 4	2.11m x 1.67m (6'11" x 5'6") door giving access to the loft which houses the hot water tank.
GENERAL	The seller may consider leasing the property.
POST CODE	AB43 9HP
RATEABLE VALUE	£2,700
ASKING PRICE	Offers over £42,000
VIEWING	By arrangement with the Selling Agents.
ENTRY	Immediate entry can be given, otherwise by arrangement.
OFFERS TO	Messrs. Brown & McRae (Ref: IMcR)

**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.**