

BROWN & McRAE

LAWYERS
ESTATE AGENTS
NOTARIES PUBLIC

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SHOP UNIT FOR SALE, 20 SALTOUN SQUARE, FRASERBURGH



ASKING PRICE £27,000/£5,000 PER ANNUM

Retail/commercial premises situated within the heart of the town centre extending to over 700sq.ft – 7.19m x 9.68m (23'7" x 31'9") now available for sale or lease. The property could be used for a variety of businesses either as a retail shop unit or possible offices. There is ample parking situated either side of the premises which is also located close to the harbour and adjacent to a well established Supermarket. There is a main sales area with large display windows, ample striplighting and power points and a rear store and staff washroom.

MAIN SALES AREA	7.19m x 6.78m (23'7" x 22'3") including broad display windows extending most of the width of 2 walls and with an aluminium framed glazed front door entering off a covered pedestrian walk-way which links Saltoun Square and the town's principle shopping centre with the large car parking facility to the rear of a local Supermarket directly next door. With a suspended ceiling, ample striplighting and double electric power points, a socket for electric radiator, phone point and door to rear to:
REAR SHOP/STORE	4.27m x 2.90m (14' x 9'6") and 2.87m x 1.68m (9'5" x 5'6"). Unlined with a concrete floor, striplighting, a double base kitchen unit with steel sink and drainer, hot and cold water tanks with electric immerser, service/fire door to rear. Off this space is:
STAFF WASHROOM/TOILET	Containing wc and whb.
GENERAL	Both front and rear doors have emergency exit lighting.
POST CODE	AB43 9DA
RATEABLE VALUE	£4,900
ASKING PRICE	£27,000
RENT	£5,000 per annum payable monthly in advance.
DEPOSIT	£500
TERM	Minimum 2 years.
VIEWING	By arrangement with the Selling/Letting Agents.
ENTRY	By arrangement.
OFFERS TO	Messrs. Brown & McRae (KSP)

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