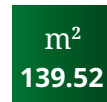
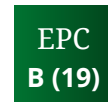


£800 PCM & £800 DEPOSIT 36 Castle Street, Fraserburgh,
+ VAT (Rent negotiable) AB43 9DH



Commercial unit.

Secure shutter doors and windows.

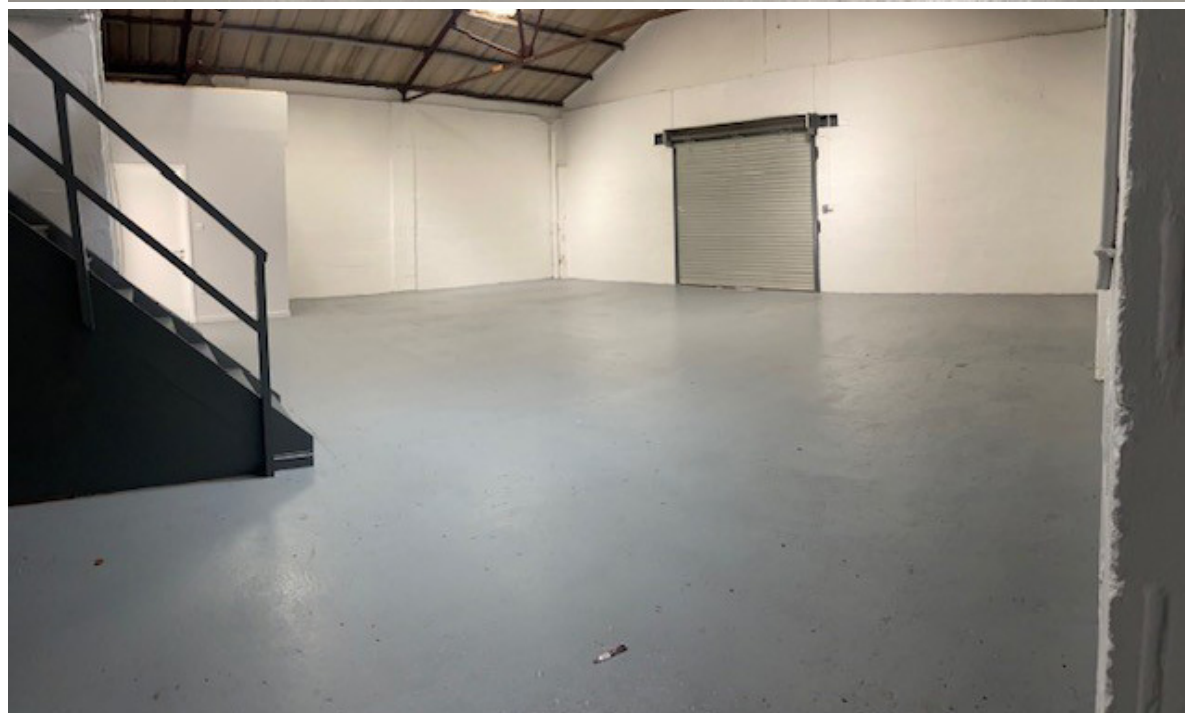
Roller vehicular door off Castle Street.

Ideal for the growing business.

36 Castle Street is situated close to the harbour and town centre and is deceptively spacious inside. It could lend itself to a variety of uses including joiners, plumber's workshop or even a showroom for your business and much more.

The premises has double vehicular doors off the street and a pedestrian door with double glazed windows with louvre blinds at either side. To the ground floor there are: two offices, toilet and main sales/workshop area. Via wooden staircase to the side, gives you access to small Kitchen area and loft storage space.

There is a secure yard to the rear with access currently being partitioned off from the main sales area. Boundary walls around. The Yard is available by separate negotiation.





Accommodation on offer:

OFFICE 1 2.96m x 2.80m (9'8" x 9'2") Fitted desk space with power points around. Windows to front with louvre blinds looking onto the street. Laminate flooring. Ceiling light, panel storage heater. Window looking onto the showroom/workshop.

OFFICE 2 3.74m x 2.2m (12'4" x 6'7") Window to front with louvre blinds. Telephone point and ceiling light. Panel heater.

MAIN AREA 8.01m x 7.72m (26'2" x 25'5") Double vehicular doors leading to the street. Wooden staircase to Kitchen and loft providing more storage/working space. Ceiling strip lighting. Concrete floor.

TOILET 2.22m x 1.34m (7'3" x 4'4") Fitted with a white whb and w.c.. Aqua panelling to walls, wooden laminate flooring. Ceiling light.

KITCHEN/LOFT Accessed via stairs at side of main showroom/workshop. Small Kitchen area with base and wall mounted units. Stainless steel sink. Ample storage space in the loft.

GENERAL The Landlord will not allow the building to be used for any form of car repairs.

TERM Minimum 2 years.

36 Castle Street, Fraserburgh, AB43 9DH

Home Report	Available by request (fee may apply)
Post Code	AB43 9DH
Council Tax Band	Exempt.
EPC	Band B (19)
Asking Price	£800 PCM & £800 Deposit.
Viewing	By arrangement with the Selling Agents.
Entry	By arrangement.
Offers to	Messrs. Brown & McRae (BS)

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.

To arrange a viewing appointment contact our
Fraserburgh office:

Anderson House, 9-11 Frithside Street, Fraserburgh,
AB43 9AB

T: 01346 515797

Email: property@brown-mcrae.co.uk

or

kerry@brown-mcrae.co.uk



www.brown-mcrae.co.uk