



## RETAIL PREMISES

- > PRIME LOCATION
- > 127.00 SQM (1,367 SQFT)
- > PRICE - £125,000  
EXCLUDING VAT

FOR SALE

13 CHAPEL STREET, PETERHEAD, AB42 1TH

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## Retail premises located within the town centre of Peterhead.

### LOCATION

The property can be found within the Town of Peterhead, approximately 33 miles north of Aberdeen. Major employment in the town include fishing, onshore support for the oil industry, manufacturing and food processing. The population is approximately 18,000.

The subjects themselves are located on the west side of Chapel Street in a pedestrianised area within the Town Centre. Chapel Street forms one of the main retailing thoroughfares linking to Marischal Street with retail and office uses at ground floor with the upper floors in a mixture of both commercial and residential.

### ACCOMMODATION

ACCOMMODATION	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	127.00	1,367

The above floor area has been calculated on a Net Internal Floor area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



## DESCRIPTION

The subjects comprise of a ground floor retail unit contained within a two storey and attic property of traditional granite construction with a pitched and slated roof incorporating dormer projections. Access to the subjects is via a recessed glazed pedestrian doorway with the unit having a large display window and timber fascia signage above.

Internally, the subjects provide a large retail area, kitchen and storage/office area to the rear. The flooring throughout the property is of concrete design which has been tiled in the retail area, with wooden hardboard in the storage/office area.

The walls within the retail area are painted plaster with a partial shop fit out with a suspended ceiling installed incorporating fluorescent strip lighting and spotlights at the window display.

The kitchen and storage/office area have painted plaster walls and ceiling, with fluorescent strip lighting. The property has two doorways which exit onto an enclosed lane and courtyard on the north side. W.C. facilities can also be found to the rear of the premises.

## PRICE

Offers over £125,000 are invited for our client's interests in the premises.

## VIDEO TOUR

Click [here](#) for video tour of property.

## RATEABLE VALUE

The subjects are currently entered in the Valuation Roll at a Rateable Value of £12,500. We would point out that an incoming occupier would have the opportunity to appeal the Rateable Value.

Small Business Rates Relief may be available to Qualifying occupiers with further detail available upon request.

## ENERGY PERFORMANCE CERTIFICATE

The subjects have a current Energy Performance Certificate of 'TBC'.

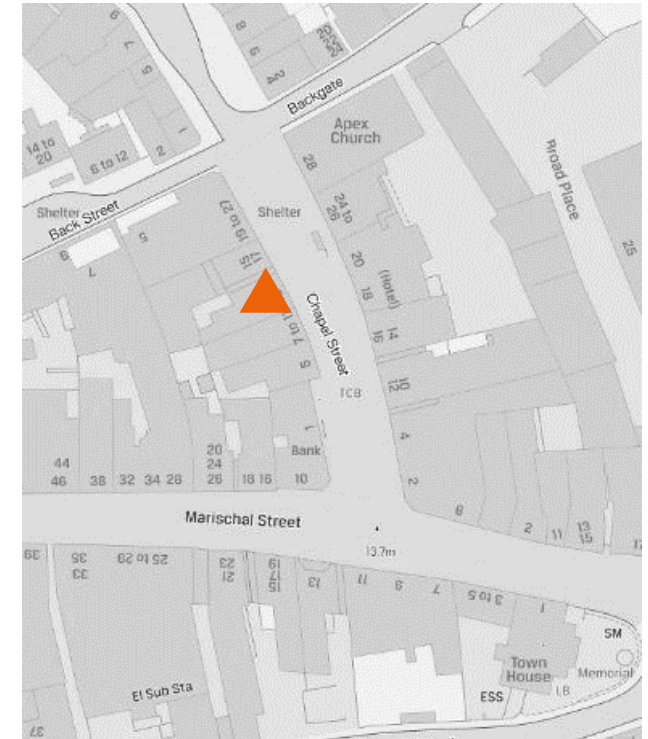
Further information and a recommendation report is available to seriously interested parties on request.

## VAT

All figures quoted are exclusive of VAT at the prevailing rate.

## ENTRY DATE

Upon conclusion of missives.



For further information or viewing arrangements please contact the sole agents:

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