

RETAIL PREMISES

- > PRIME LOCATION
- > 48.58 SQM (523 SQFT)
- > PRICE - £70,000
EXCLUDING

Sallywags

PRINTWORKS

FOR SALE

17 CHAPEL STREET, PETERHEAD, AB42 1TH

CONTACT: Mark McQueen, mark.mcqueen@shepherd.co.uk, 01224 202800 www.shepherd.co.uk



Retail premises situation within 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.



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 traditional glazed pedestrian doorway to the side of a large display window with a timber fascia signage above.

Internally, the subjects has been split to provide a retail area and a rear storage area including a small kitchenette. The flooring in the retail area is of concrete design which has been covered with tiles and the rear storage area with a vinyl cover of wood effect design. The walls in the retail area are painted plaster with shop fit out and a suspended ceiling has been installed with fluorescent strip lighting and spotlights at display window.

The walls and ceiling of the storage area are of painted plaster with fluorescent strip lighting. There is a doorway to the side of the premises which exits on to a courtyard to the south side. W.C. facilities can also be found to the rear of the premises.

PRICE

Offers over £70,000 are invited for our client’s interests in the premises.

ACCOMMODATION

ACCOMMODATION	SqM	SqFt
Ground Floor	48.58	523

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

RATEABLE VALUE

The subjects are currently entered in the Valuation Roll at a Rateable Value of £7,600. 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

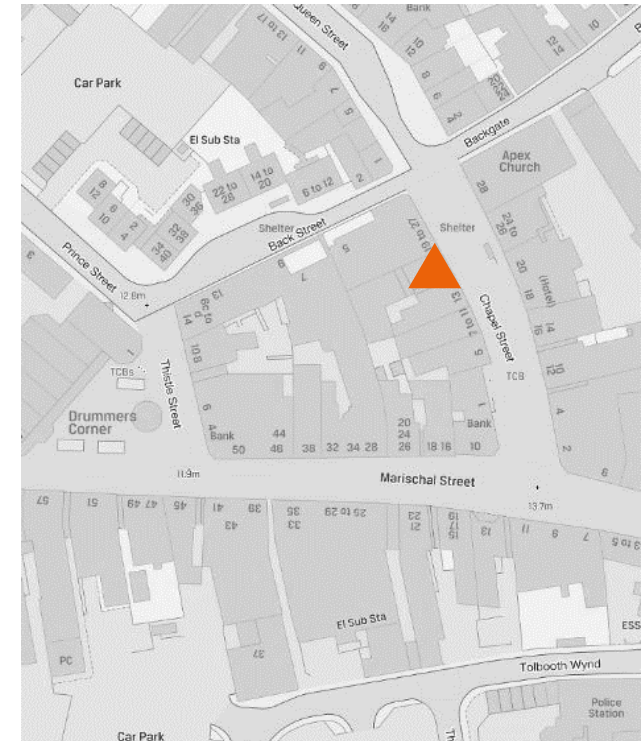
Available upon request.

VAT

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

VIDEO TOUR

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



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

Shepherd Chartered Surveyors 35 Queens Road, Aberdeen, AB15 4ZN, 01224 202800
 Mark McQueen, mark.mcqueen@shepherd.co.uk

www.shepherd.co.uk



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