

TO LET

RETAIL PREMISES

Prime Town Centre Location

Open Plan Layout Ready for Occupation

Suitable for a range of uses falling under Class 1A

Size - 95.88 SQM (1,032 SQFT)

Rental – £12,000 per annum

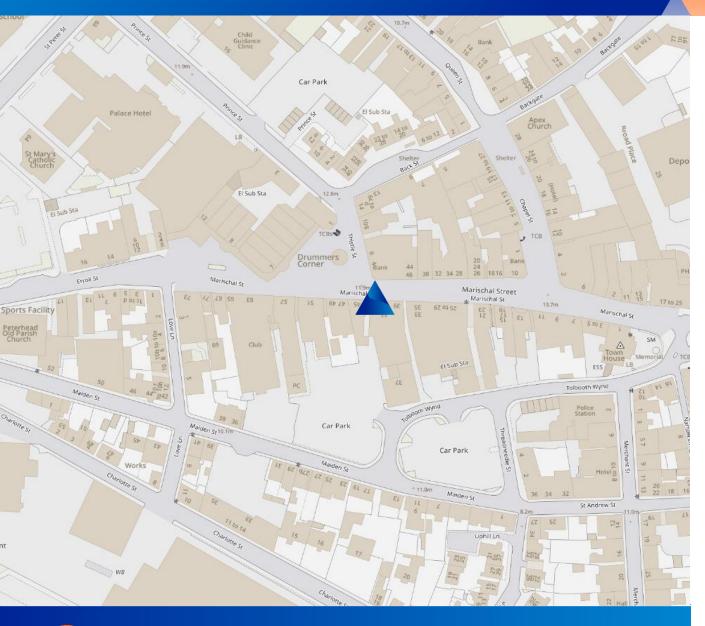


41 MARISCHAL STREET, PETERHEAD, AB42 1BS

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

The property itself is located within the pedestrianised section of Marischal Street, the main commercial thoroughfare within the town centre and close to Drummers' Corner shopping complex. A number of national and local retailers are present within the area to include, boots, nationwide, WH Smith, Hays travel, Iceland and Arc Cinema.

There are a range of parking options available within the vicinity with public car parks located on Broad Street and Maiden Street.







The property comprises the ground floor of a two storey and attic granite property and benefits from an excellent double frontage to Marischal street.

Internally, the accommodation comprises a large open plan sales area and services area. The flooring is a mix of wooden style laminate overlay and carpet. The ceilings are suspended featuring acoustic tiles fitted with LED strip fitment to provide lighting. The premises benefits from natural light via the double window frontage. The premises would be suitable for a range of commercial uses falling under Class 1A (retail, financial and professional services) and is ready for immediate occupation.

A stock area, staff kitchen and a single W.C are located to the rear of the premises. Heating to the premises is by way of gas radiators.

Accommodation

	m²	ft²
Ground Floor	95.88	1,032

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).







Rental

£12,000 per annum exclusive of VAT and payable guarterly in advance.

Lease Terms

The premises are available on the basis of a new Full Repairing and Insuring lease of negotiable duration. .

Rateable Value

The property is currently entered into the valuation roll for the value of £13.500.

Qualifying occupiers can benefit from 62.50% rates relief via the Small Business Bonus Scheme resulting in £2,521.12 as rates payable. Further information is available upon request.

Energy Performance Certificate

The subjects currently have an EPC rating of E.

Further information and a recommendations report are available to seriously interested parties upon request.

VAT

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

Legal Costs

Each party will be responsible for their own legal costs associated with the transaction with the ingoing tenant being responsible for any registration dues, LBTT, etc.

Get in Touch

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



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s) occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (ii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. PUBLIC ATION DATE MAY 2025