



**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

VIRTUAL TOUR 

**41 MARISCHAL STREET, PETERHEAD, AB42 1BS**

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





# Description

41 MARISCHAL STREET, PETERHEAD, AB42 1BS



**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

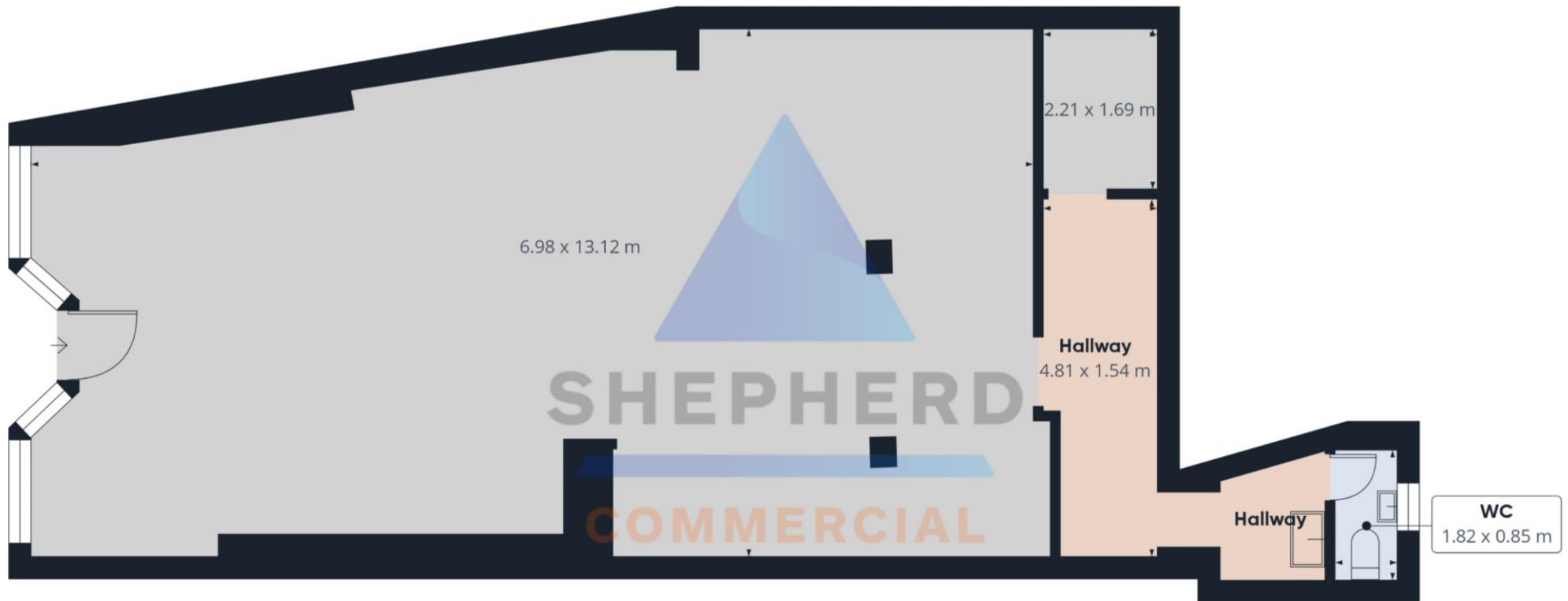
	m <sup>2</sup>	ft <sup>2</sup>
<b>Ground Floor</b>	95.88	1,032

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).



# Floor Plan

41 MARISCHAL STREET, PETERHEAD, AB42 1BS





## Rental

£12,000 per annum exclusive of VAT and payable quarterly 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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