FOR SALE BY ONLINE AUCTION

Auction Date:
20th August 2026

First floor office

Suitable for residential conversion (Subject to obtaining necessary consents)

Central location

Guide Price : £25,000 plus VAT

79 BROAD STREET, FRASERBURGH, AB43 9AU

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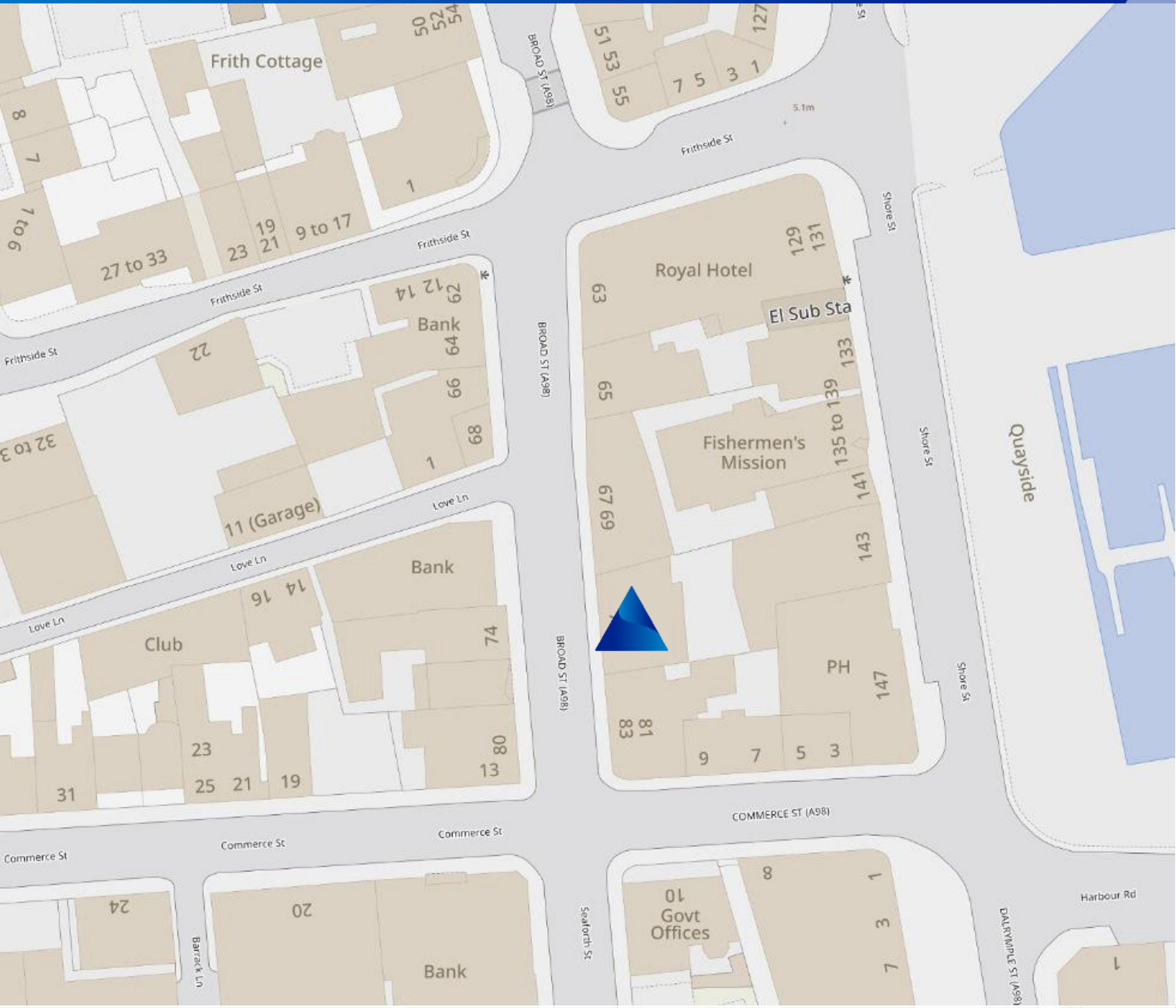
SHEPHERD
PROPERTY AUCTIONS

Location / Description

79 BROAD STREET, FRASERBURGH, AB43 9AU



Location

Fraserburgh is located approximately 42 miles north of Aberdeen. The town serves as a major employment and service centre with the towns economic base being dominated by fishing and its associated businesses and industries. The population of Fraserburgh is approximately 12,500.

The premises themselves are located on the east side of Broad Street between its junctions with Commerce Street and Frithside Street.

There is a range of local and national operators present within the town and include Boots, Card Factory, Santander, Cancer Research, Semi-Chem and Specsavers.

Description

The subjects form the first floor of a two storey and attic, traditional granite and slate premises. The premises are accessed via a communal hallway at ground floor level, shared with the attic floor which is currently in residential use.

Internally, the premises provide cellular office accommodation provide 5 separate offices along with a kitchen and single w.c. The premises are generally carpeted, with the walls being wallpapered and strip lighting installed. Heating is provided by a gas fired central heating system.

Accommodation

Accommodation	m²	ft²
First Floor	93.74	1,009

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).

Rateable Value

The subjects are currently entered into the Valuation Roll at a Rateable Value of £7,400.

A purchaser shall have the ability to appeal this figure.

Planning

The subjects have previously been utilised for office use but are considered suitable for residential conversion subject to a purchaser obtaining all necessary statutory consents for such redevelopment. No investigations on obtaining this use have been made.

Auction Date

The auction will be held on Tuesday 20th August 2026 at 2:30pm.

Registering to Bid

All parties wishing to bid will be required to pre-register against any lots they wish to bid on using the link below:

https://www.shepherd.co.uk/auctions-remote-bidding/

Bidders will also be invited to undertake an AML identity check and provide debit card details for a Stripe check.

Deposit

At the end of the auction, the winning bidder must immediately pay a non refundable deposit of 10% of the purchase price (plus VAT if appropriate), subject to a minimum of £5,000.

Reserve Price

The reserve price is the minimum price for which the property can be sold, this figure is confidential between the auctioneer and the vendor and cannot be disclosed.

If the reserve price isn't met, the property will remain unsold.

You can contact our team and at this point you'll be able to make an offer which will be referred to the sellers for their consideration.

Guide Price

The property has a guide price of £25,000 plus VAT.

If properties are advertised with a guide price this will be within 10% either above or below the reserve price.

If the guide is shown as falling within a range of prices then the reserve price will not exceed the highest value quoted.

Buyer Fees

The buyer's fee is 2% plus VAT subject to a minimum of £2,000 plus VAT.

Legal Pack

The legal pack is available to view online.

VAT

See Legal Pack.

Energy Performance Certificate

The property has an energy rating of G.

A copy of the EPC is available upon request.

Get in Touch

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

Mark McQueen
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James Cavanagh
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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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