

**TO LET**

**Office Premises**

Central Location

Flexible Lease Terms

First Floor – 116 SQM (1,249 SQFT)

Second floor – 126.13 SQM (1,358 SQFT)

Attic Floor – 82.38 SQM (887 SQFT)

Rental – On Application

VIRTUAL TOUR 

**119 – 121 SHORE STREET, FRASERBURGH, AB43 9BR**

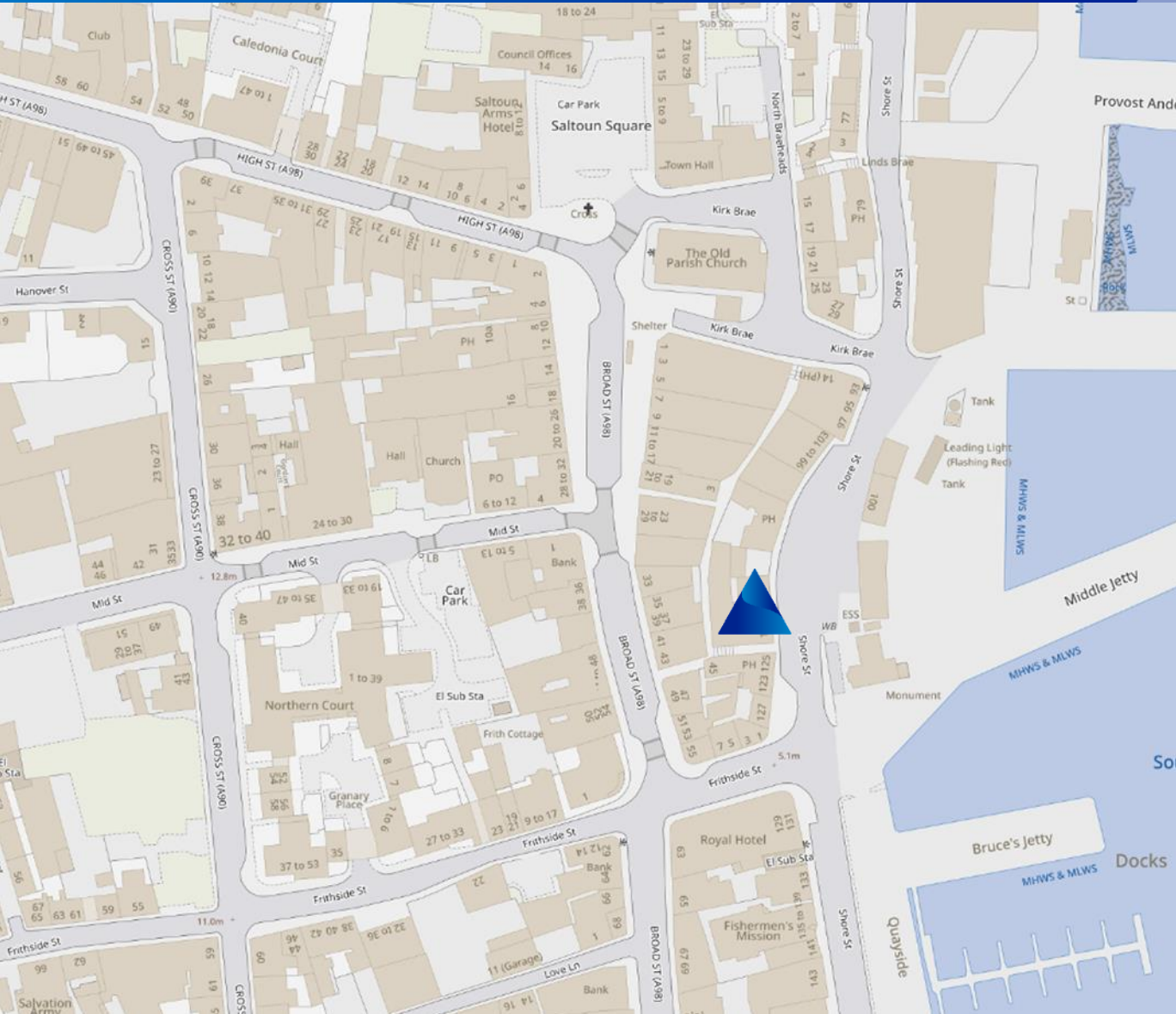
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# Location

119 – 121 SHORE STREET, FRASERBURGH, AB43 9BR



The property is located within the popular coastal town of Fraserburgh, which is located 42 miles north of Aberdeen. The town serves as a major employment and service centre within the east of Aberdeen North, with the town's economic base dominated by fishing and its associated businesses and industries. Fraserburgh has a wide range of services with good shopping and leisure facilities with the population of Fraserburgh being approximately 12,500.

The property is located on the west side of Shore Street, between its junctions with Frithside Street and Kirk Brae, overlooking Fraserburgh harbour.

The subjects occupy a visible location with reasonable levels of passing traffic, as well as convenient access to public transport and other amenities.

Office Premises



FIND ON GOOGLE MAPS



# Description

119 – 121 SHORE STREET, FRASERBURGH, AB43 9BR



The premises comprise a detached, three storey and attic building with a two storey extension to the side. Internally the property is laid out to provide a variety of open plan and cellular office accommodation spread over three floors.

At ground floor level, there are two separately accessed office areas. The office area provides open plan office accommodation, as well as a staff canteen and locker room.

The remainder of the office accommodation is housed at first and second floor level. The accommodation is laid out in a mix of cellular and open plan formats with numerous staircases linking the space.

The attic accommodation completes the subjects, and this provides basic file storage accommodation.

Heating throughout is provided by a gas central heating system

## Accommodation

	m <sup>2</sup>	ft <sup>2</sup>
<b>First Floor</b>	116.00	1,249
<b>Second Floor</b>	126.13	1,358
<b>Attic</b>	82.38	887
<b>TOTAL</b>	<b>324.51</b>	<b>3,494</b>

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).



## Sub-division

The accommodation can be split to smaller suites with information available upon request.

## Rental

Upon Application.

## Lease Terms

The premises are available on the basis of a new lease of negotiable duration.

## Rateable Value

The subjects are entered into the Valuation Roll under various entries as follows:

Address	Rateable Value
119D Shore Street	£1,150
2 <sup>nd</sup> Floor – 119 Shore Street	£2,700
119B Shore Street	£750
119C Shore Street	£725
Part 1 <sup>st</sup> & Part 2 <sup>nd</sup> Floor – 119 Shore Street	£5,100
Room A 119 Shore Street	£800

## Energy Performance Certificate

The subjects currently have an EPC rating of 'D'.

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 incurred in the transaction. The ingoing purchaser/tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

## Get in Touch

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



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**Shepherd Chartered Surveyors**

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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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