



## Prime Retail Unit – large glazed frontage

### Opposite Car Park

**Rent: £30,000 pa / Price: On application**

**NIA: Ground Floor 4,290 sq ft / 1st Floor 2,048 sq ft / 2<sup>nd</sup> Floor 1,031 sqft**

### Location

The property is situated on the north side of Erroll Street close to its junction with Marischal Street and Love Lane within the town of Peterhead. Peterhead is located approximately 32 miles north of Aberdeen on the A92 linking through to Fraserburgh. The town has a resident population of circa 24,000 persons and benefits from a strong catchment.

Nearby occupiers include Barnardos, Superdrug, Argos, Card Factory and Ladbroke's.

### Accommodation

The unit comprises a ground, 1<sup>st</sup> and 2<sup>nd</sup> floors of a large 2 storey building surmounted by a pitched roof. The premises benefits from a substantial frontage with multiple display windows and a double door entrance at the eastern most side of the building.

Internally the shop is fitted out to The Original Factory Shop corporate specification and comprises an open plan retail sales area with office, staff ancillary and storage space throughout the store..

The premises extends to the following approximate areas:

Ground Floor: 4,290 sq ft / 398.5 sqm

1<sup>st</sup> Floor: 2,048 sq ft / 190.26 sqm

2<sup>nd</sup> Floor: 1,031 sq ft / 95.78 sqm

### Rent

Offers of £30,000 pa exclusive are invited.

### Lease

The subjects are available on a new FRI lease.

### Price

On application

### Rates

Rateable Value: £34,000

UBR (2025/26): £0.498

Rates Payable: £16,932pa

### Planning

We have been verbally advised by the Local Planning Authority that the subjects currently benefit from Class 1A consent and can therefore be used for retail use.

### EPC

On application

### Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.



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# To Let/May Sell

14 Erroll Street  
Peterhead AB42 1PX



**Viewing strictly by appointment with BRITTON PROPERTY**

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