

To Let/May Sell

14 Erroll Street Peterhead AB42 1PX



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 / 2nd 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 of circa 24,000 persons and benefits from a strong catchment.

Nearby occupiers include Barnardos, Superdrug, Argos, Card Factory and Ladbrokes.

Accommodation

The unit comprises a ground, 1st and 2nd 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 1st Floor: 2,048 sq ft / 190.26 sqm 2nd 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

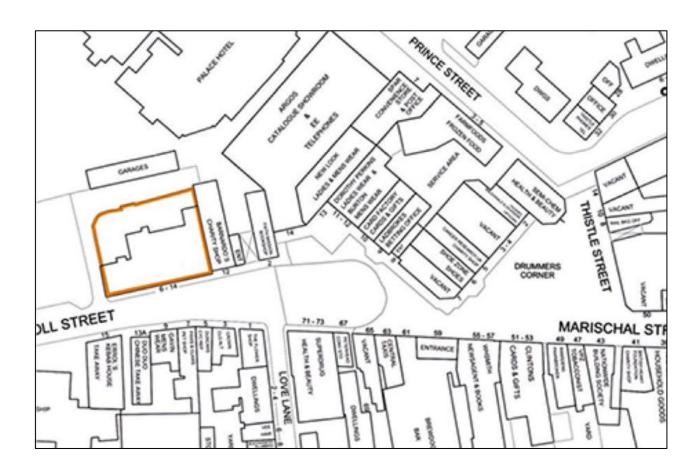
Legal Costs

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



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Viewing strictly by appointment with BRITTON PROPERTY

Andrew Britton

T. 07990 505 421

E. andrew@brittonproperty.co.uk

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