

FOR SALE

ATTRACTIVE OFFICE / DEVELOPMENT OPPORTUNITY

**52 BROAD STREET
PETERHEAD, AB42 1BX**



LOCATION:

The subjects can be found within the coastal town of Peterhead, which is situated around 33 miles north of Aberdeen and represents one of Aberdeenshire's principal service and employment centres. The town has a varied economic base with major employment opportunities being in fishing, onshore support for the oil industry, manufacturing food processing and the service industries. There is a wide range of services available within the town centre including 5 primary schools located close to residential areas, a secondary school, a sports and community centre which includes a purpose built theatre and swimming pool as well as a library. The population is understood to stand at approximately 18,000.

The property is situated within the heart of the main town centre to the south side of Broad Street which, together with Marischal Street and Queen Street, contain the main concentration of retail activity within the Peterhead area. Nearby commercial occupiers include the Clydesdale Bank, Bank of Scotland and local solicitors.

The Ordnance Survey extract overleaf is for identification purposes only.

DESCRIPTION:

The subjects comprise of a two storey and attic red granite pointed stonework building with pitched and slated clad roof over incorporating decorative features. The subjects were built in circa 1909 with the upper floors currently in residential use.

Access to the ground floor via a communal entrance hallway with a separate access to the upper floors via a solid timber doorway. The subjects are configured internally to provide 3 cellular offices. The windows are of timber single glazed sash and case design, the floor has a carpet tile covering whilst the walls have cornice detailing with lighting by ceiling mounted translucent strip lighting. There is a single W.C. to the rear with a hot water geyser unit.



- PROMINENT LOCATION
- OFFERS OVER £35,000

VIEWING & FURTHER INFORMATION

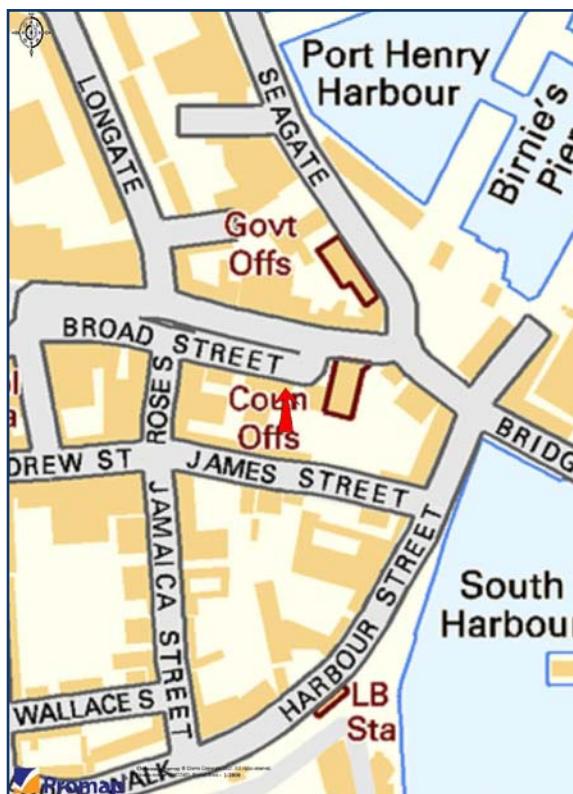
By arrangement with selling agents:

J & E Shepherd
Chartered Surveyors
35 Queens Road
Aberdeen
AB15 4ZN

Tel : (01224) 202800

Fax : (01224) 202802

www.shepherd.co.uk



ACCOMMODATION:

The subjects provide the following accommodation:-

FLOOR	ACCOMMODATION	m ²	ft ²
Ground	Offices	41.25	444

The foregoing area has been calculated on a net internal area basis in accordance with the RICS Code of Measuring Practice (Sixth Edition).

PRICE:

Offers over £35,000.

RATING (NAV/RV):

Office £3,100

CURRENT USE/POTENTIAL USE:

The subjects are currently used for offices within the Use Class Order 4 of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

The subjects are considered suitable for alternative uses such as residential and non-residential institutions. All planning enquiries should be directed to:

Buchan Area Planning Office
Aberdeenshire Council
Buchan House
St Peter Street
Peterhead, AB42 1QF
Tel: 01779 483724
Email: bu.planapps@aberdeenshire.gov.uk

DEVELOPER CONTRIBUTIONS:

A change of use to residential is likely to attract developer contributions and therefore all enquiries in this respect should be directed to:

The Developer Obligations Team
Business Services
Aberdeenshire Council
c/o Banchory Area Office
The Square
Banchory, AB31 5RW
Tel: 01330 825518

DATE OF ENTRY:

On conclusion of legal missives.

VAT:

We understand that the property has been "opted to tax" hence the sale will be subject to tax.

ENERGY PERFORMANCE CERTIFICATE:



Further information and a recommendation report is available to seriously interested parties on request.

VIEWING:

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



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Publication date: November 2016
Email: a.honeyman@shepherd.co.uk
Contact: Adam Honeyman

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