

DM HALL

For Sale / To Let

**Class 1a — Shops
And Financial,
Professional And
Other Services**

**2 Erroll Street,
Peterhead,
AB42 1PX**

**87.08 SQM
(937 SQ FT)**



Property Details

- Modern, well-presented Class 1A unit
- Centrally located in Peterhead, on the west side of Marshall Street
- Eligible for small business rates relief
- Price: £75,000
- Lease: £9,000 per annum

LOCATION

The property is located in the popular town of Peterhead, specifically in the heart of the Town Centre, on the North Side of Errol Street at its junction with Marischal Street.

Click on the map icon to see the properties' exact location on Google Maps.



Map Link

DESCRIPTION

The property comprises a ground floor unit forming part of a modern, terraced development. It has historically been used as a retail unit but is well suited for any use falling within Class 1A of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

Internally features include:

- Large double-glazed frontage
- Open-plan layout
- LED spot and pendant lighting
- Designated staff's kitchen area
- Onsite WC's facilities



Digital Tour

There is no dedicated car parking, however ample on-street parking is available nearby.

DM HALL



Regulated by

RICS

ACCOMMODATION

Ground Floor 87.08 sqm (937 sq ft)

SERVICES

The property is served with mains electricity, gas and water with drainage being to the main public sewer.

ENERGY PERFORMANCE

D [57]

Full documentation is available upon request.

NON DOMESTIC RATES

The property is currently listed within the Valuation Roll as having a ratable value of: £9,600

The Uniform Business Rates for the year 2024/2025 is 49.8p in the £.

Water and wastewater rates are also payable.

*Any ingoing occupier may qualify for upto 100% rates relief under the Non-Domestic (Business) Rates Small Business Bonus Scheme. Interested parties should make their own enquiries with the local Authority.

PRICE

Offers in the region of £75,000 are invited

LEASE

£9,000 per annum

Make an enquiry

Christopher.Paul@dmhall.co.uk

07780 601 258

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07913 046 226



VAT

All prices quoted in this schedule are exclusive of VAT.

COSTS

Each party will be responsible for their own costs. Any ingoing tenant/occupier will be responsible for their own legal costs. Any ingoing occupier will be responsible for the payment of LBTT and registration dues.

ANTI-MONEY LAUNDERING

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on Purchasers. Once an offer has been accepted, the prospective Purchaser(s)/ Occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.

DM Hall Commercial Department

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