



14 Erroll Street, Peterhead, AB42 1PX

Prominent Established Trading Locale

- Opposite Car Park
- 7,204sq ft
- Well Presented Space
- Rent: £27,500p.a.
- Price: o/o £220,000

**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 enjoys a strong catchment given the drive time to Aberdeen. Traditionally focused on the fishing industry, Peterhead acts as a major service centre for the fishing, oil and gas industry.

**PROPERTY**

The property comprises the ground floor of a larger 2 storey modern development surmounted by a pitched roof. The space offers a substantial frontage with multiple display windows and double door entrance at the easternmost side of the development.

Internally the property is lit by way of fluorescent strips and halogen spots recessed within the suspended acoustic tile ceiling with floors being overlaid with ceramic tile. Partitions have been erected to form storage area, male and female w.c. facilities, staff tea prep and office.

**AREA**

The property extends to the following internal area:

Ground: 398.5sqm (4,290sq ft)  
 1st: 190.26sqm (2,048sq ft)  
 2nd 95.78sqm (1,031sq ft)  
 Total: 669.26sqm (7,204sq ft)



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### RENT

The property is available on a new full repairing and insuring head lease for a negotiable term for £27,500p.a.

### PRICE

Offers are invited for our clients freehold interest at o/o £220,000

### V.A.T.

The property has been elected for V.A.T.

### LEGAL

Each party shall bear their own legal costs incurred in the transaction

### TITLE

Available on request

### TSA Property Consultants

162 Buchanan Street  
Glasgow, G1 2LL

Jas - 07810 717229 (jas@tsapc.co.uk)  
Will - 07581 396092 (will@tsapc.co.uk)  
General - 0141 237 4324 (info@tsapc.co.uk)

### Anti-Money Laundering

In order to comply with anti-money laundering legislation, the successful purchaser / tenant will be required to provide certain identification documents. The required documents will be confirmed to and requested at the relevant time

### Property Misdescription Act 1991:

The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.