DM HALL

For Sale

Prime Retail Investment, Fraserburgh



14 Broad Street,
Fraserburgh
AB43 9AH

390.19 sq m
(4,200 sq ft)

- Prime retail pitch in Fraserburgh town centre
- Large and mainly open plan retail unit
- Net internal area 140 sqm (4,200 sqft)
- Let FRI to Superdrug until 2031 at £25,000 pax
- Offers over £235,000 are invited, exc VAT
- Net initial yield 10.4%

LOCATION

Broad Street is the principle retailing street in Fraserburgh town centre, with the property occupying a prime pitch on the street close to Iceland, Specsavers, Subway and Card Factory, among others.

Fraserburgh is a coastal town in Aberdeenshire, around 41 miles north of Aberdeen and with a 57-minute drive time, via the A90. The town has a population of around 13,000 persons.

DESCRIPTION

14-18 Broad Street is a mid-terraced retail unit within a two storey building, comprising of a mainly open plan retail sales space with ancillary towards the rear.

The property extends to a net internal floor area of 420 sqm (4,200 sqft), or thereby.

The shop is let to Superdrug Stores Plc, who have recently taken a five-year extension until 23rd April 2031, with a Tenant only break option on 24th April 2029. The lease is held under full repairing and insuring terms at a passing rent of £25,000pax.

Offers over £235,000 are invited, which is a net initial of 10.4% after allowance for standard purchaser costs.

The property is VAT elected and we would expect the sale to proceed by way of a TOGC.

Each party to be responsible for their own legal costs incurred.

EPC

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.