



GRAY & GRAY

SOLICITORS
ESTATE AGENTS
AND NOTARIES
PUBLIC

19 QUEEN STREET

PETERHEAD



SHOP PREMISES

This spacious detached property is situated in the main arterial route which carries traffic to Peterhead town centre and surrounded by a good selection of shops. There is a high level of footfall past the shop and considerable traffic flows past the same.

The subjects benefit from a glazed display frontage and a fire exit door which leads onto a lane which runs down the side of the property. There is a ramsay ladder which gives access to the loft area which at the moment is a store but with the necessary planning consents could provide additional shop space.

Offers Over £90,000
(Below Valuation)

8-10 Queen Street Peterhead AB42 1TS
Tel: 01779 - 480222/471488 **Fax:** 01779 - 470741
LP4 - Peterhead
e mail: property@graygraylaw.com
web: www.graygraylaw.com

69 Station Road Ellon AB41 9AR
Tel: 01358 - 724455 **Fax:** 01358 - 722506
LP1 - Ellon
e mail: property@graygraylaw.com
web: www.graygraylaw.com

Ground Floor**Total 121.3 sqm (1306 sq.ft)**

Retail area/showroom, office, toilet, rear vestibule.

Car Parking

To the rear of the property is a large car park and there is street parking immediately outside the property.

Planning

Suitable for class 1 retail use. Interested parties should make their own enquiries with the planning authority to establish if their proposed use would be acceptable.

Information

Rateable Value £10,500 per annum

Rates Payable £4473

Purchaser might qualify for small business scheme 50% off rates payable.

VIEWING: Via Gray & Gray on (01779) 480222

ENTRY: To Be Arranged

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