



GRAY & GRAY

SOLICITORS
ESTATE AGENTS
AND NOTARIES
PUBLIC

24 BACKGATE

PETERHEAD



SHOP FOR SALE OR LEASE

A unique opportunity has arisen to Purchase or Lease a Commercial Shop Property, currently being utilised as a Hairdresser's Salon. The premises are situated close to the town centre and just off the Main St in Peterhead. Ideal for a client looking to start up a new business or expand a current business proposition. This central premises lends itself to be used for a variety of purposes.

To the front of the shop there are two double glazed display windows and the actual floor space to the front is 18'2" x 13'7". To the rear there is a kitchen area, toilet area and good sized storage area. For the client looking to start up a business there are many special incentives from the local authorities. This property is an ideal starter for the up and coming entrepreneur

Offers Over £48,500 or for Lease £600 per month

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

Shop Area **5.54m x 4.14m (18'2 x 13'7)**

Two display windows to the front; glazed entrance door; plumbing for two wash hand basins; ample power sockets; downlighters.

Kitchen Area **2.34m x 1.55m (7'8 x 5'1)**

Window to the rear; Xpelair.

Toilet **1.45m x 0.86m (4'9 x 2'10)**

Window to the rear; wc and whb.

Storage Area

Plumbed for automatic washing machine.

Information

Ratable Value - £3400

Rates Payable 40.7p in £

If you are thinking on starting a new business ask for details re rates exemption

VIEWING: Via Gray & Gray on (01779) 480222

ENTRY: To Be Arranged

POSTCODE: AB42 1LN

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The above particulars whilst believed to be correct are not warranted and shall not form any part of any agreement

