

ON THE INSTRUCTIONS OF COLAREN QUAYS

LANDMARK RETAIL AND DRIVE-THRU DEVELOPMENT

SOUTH HARBOUR ROAD / FRASERBURGH / AB43 9TA



TO LET
UP TO 40,000 SQ FT
WITH PARKING
(SUBJECT TO PLANNING)

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LOCATION

Fraserburgh is located in North East Scotland, 41 miles from Aberdeen. The town has a population in excess of 13,000 and a retail catchment estimated at 30,000 people. Serving as a major employment and service centre, it is one of Europe's premier fishing harbours. Fraserburgh is set to benefit from the energy transition including the Moray East Offshore Windfarm and an ambitious Masterplan for the Harbour.

South Harbour Road is located just off the A90 into Fraserburgh, the subject site is located adjacent to Tesco, Lidl, Argos and Screwfix together with other commercial occupiers.

THE SITE

Our clients are seeking interest from potential retail and drive thru occupiers for a development of up to 40,000 sq.ft of accommodation, subject to planning.

ALL ENQUIRIES

Lisa Cowie

01224 597536 / 07597 581619
lisa.cowie@fgburnett.co.uk

Dave MacLeod

01224 597504 / 07834 100720
dave.macleod@fgburnett.co.uk

FG Burnett

DISCLAIMER: Whilst every care has been taken in the preparation of these particulars and they are believed to be correct they are not warranted and should not be taken to form part of any contract. Any purchaser or lessee should satisfy themselves as to the correctness of each of the statements contained in these particulars. The owner of the property does not make or give and neither the agents nor any person in their employment has any authority to make or give any representation or warranty in relation to the property described in these particulars. June 2024.

INDICATIVE SCHEME LAYOUT

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|----------------------------|--------------|
| Unit 1 | 15,000 sq.ft |
| Unit 2 | 10,000 sq.ft |
| Unit 3 | 7,500 sq.ft |
| Drive Thru 1 | 4,035 sq.ft |
| Drive Thru 2 | 2,185 sq.ft |
| Over 160 Car Spaces | |

