

ON THE INSTRUCTIONS OF COLAREN QUAYS

PRIME DRIVE-THRU / TAKE-AWAY UNIT / EV CHARGING HUB

LANDMARK RETAIL DEVELOPMENT

SOUTH HARBOUR ROAD / FRASERBURGH / AB43 9TA



TO LET

ANCHORED BY



A HIGH-PROFILE RETAIL DEVELOPMENT DRIVE-THRU, TAKE-AWAY, AND EV HUB OPPORTUNITIES

SOUTH HARBOUR ROAD / FRASERBURGH / AB43 9TA



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 SCHEME

A landmark roadside development anchored by Aldi and B&M, offering a purpose built drive-thru and take-away unit. The scheme benefits from excellent visibility, convenient access, creating an ideal setting for food and beverage operators seeking a presence alongside established national retailers.

EV CHARGING OPPORTUNITY

The wider development provides an opportunity for an EV charging operator to establish a charging facility within a prominent roadside location. The approved scheme incorporates provision for up to 28 EV charging bays, offering flexibility for operators. The site benefits from dedicated parking provision, together with opportunities for food & beverage occupiers which will support customer dwell time.



ACCOMMODATION

Unit	Floor Areas	Description	Status
Unit 1	17,730 sq ft	Retail	Let (Aldi)
Unit 2	25,000 sq ft	Retail	Let (B&M)
Unit 3	1,260 sq ft	Takeaway	Available
Unit 4	2,200 sq ft	Drive-Thru	Available

TERMS

New FRI leases available.

RENT

On application.

VAT

VAT will be payable.

AML

To satisfy HMRC and RICS guidance, FG Burnett is required to undertake AML diligence on purchasers/tenants. Accordingly, a successful bidder will be required to provide financial

information and personal identification and FG Burnett will undertake the necessary 'Know Your Client' identity checks to satisfy AML requirements when Heads of Terms are agreed.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred during the transaction. The ingoing tenant or purchaser will be responsible for any LBTT and registration dues applicable.

ALL ENQUIRIES

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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. August 2026.

