



TOWN CENTRE RETAIL UNIT



TO LET 14 Queen Street

Peterhead, AB42 1TS | 306.29 sq.m (3,297 sq.ft)

To request a viewing call us on 01224 572661

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LOCATION

Peterhead is situated approximately 40 miles north of Aberdeen, with the town serving as a key hub for the local fishing and energy sectors. The town has a local population of approx. 20,000 with a wider catchment of approx. 35,000.

The property is located in the town centre on the east side of Queen Street, one of Peterhead's main thoroughfares. The area features a diverse blend of local and national retailers, such as Timpson's, Gray & Gray solicitors, Subway, and the Symposium coffee shop.

DESCRIPTION

The property comprises a ground, first and attic floor building with a single storey projection to the rear. The accommodation provides an open plan sales area at ground floor level with the upper floor levels providing ancillary offices and staff amenities.

FLOOR AREAS

The property has been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and the following approximate net internal areas calculated:-

Ground Floor	215.20 sq.m	2,316 sq.ft
First Floor	59.58 sq.m	641 sq.ft
Attic	31.51 sq.m	339 sq.ft
Total	306.29 sq.m	3,297 sq.ft

RENT

£21,500 per annum, exclusive of VAT.

LEASE TERMS

The property is available on Full Repairing and Insuring terms. Longer lease periods are preferred and will include upward only rent reviews. Shorter lease terms may be considered, subject to Landlord's approval.

RATEABLE VALUE

£22,000 effective from 1 April 2023.

RATES DETAIL

Any incoming tenant will have the right to appeal the Rateable Value and may also be entitled to any relief from rates under schemes currently in place. All rates information should be verified with the Local Authority.

VAT

All rents are quoted exclusive of VAT which may be applicable.

EPC CERTIFICATE

Available upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The incoming tenant will be responsible for any LBTT or registration dues applicable.

ENTRY

By agreement upon conclusion of all legalities.

VIEWING & OFFERS

All offers should be submitted in writing to the sole agent.

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