

FG Burnett

To Let

25 Seagate

Peterhead, AB42 1JP

595.9 sq.m | 6,414 sq.ft

— Quayside Warehouse with External Yard

All enquiries:
01224 572 661

fgburnett.co.uk



Location

The premises are situated on Seagate, between the junctions of Ellis Street and Broad Street.

Crooked Lane runs directly to the south of the premises providing access to a small surfaced yard.

The premises are directly opposite Model Jetty and therefore provides excellent access to Peterhead Harbour.

The location of the property is shown on the above plan which is provided for indicative purposes only.

Description

25 Seagate provides a double bay warehouse of blockwork construction with a metal truss roof. The unit benefits from the following:-

- Modern insulated panel roof with natural roof lights
- Concrete floor
- LED lights
- Roller shutter door 6m (h) x 6m (w)
- Eaves height c. 6.5 – 7.3m. Ridge 9.6m
- Small office and W.C's
- 3 Phase power

In addition there is a small yard to the side of the premises. Approx 480 sq.m. (5,160 sq.ft).

Floor Area

The subjects have been measured on a gross internal area basis in accordance with the RICS Code of Measuring Practice (Sixth Edition):-

Warehouse	**595.9 sq.m**	**6,414 sq.ft**
Yard	**480.0 sq.m**	**5,160 sq.ft**

Planning

The unit lies within an area designated Peterhead Town Centre. Interested parties are advised to satisfy themselves that their use is compatible.

Lease Terms

The warehouse and yard can be leased separately or together. Terms on application.

Rateable Value

The Rateable Value effective from 1st April 2026 is £16,500.

Rateable Value

Any ingoing occupier will have the right to appeal the Rateable Value and may also be entitled to certain relief from rates under the various schemes currently available. Interested parties should contact the relevant Local Authority and further information can be found at **www.saa.gov.uk**

EPC

We understand the premises will be classified as having a low energy demand and therefore an EPC is not required.

VAT

Payable at the prevailing rate on all monies due under the lease.

Legal Costs

Each party will bear their own legal costs associated with a lease . The tenant will be responsible for LBTT and Registration Dues.

AML

To satisfy HMRC and RICS guidance, FG Burnett is required to undertake AML diligence on purchaser/tenant. 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.

Entry

On conclusion of legal missives.





FG B



Viewings & Offers

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

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