



REDUCED RENT

FG[®] Burnett

To Let

7a & 9 Marischal Street

Peterhead, AB42 1BS

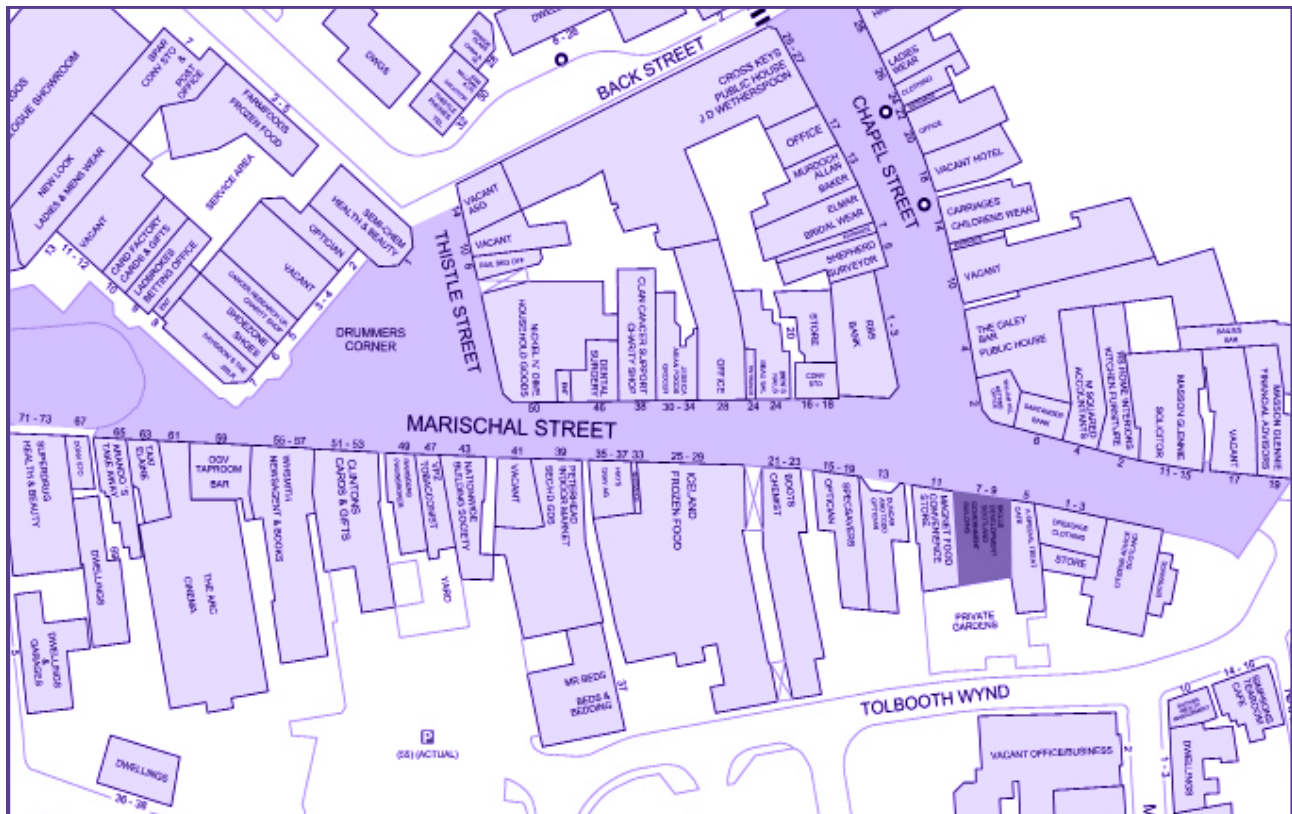
177.67 sq.m | 1,912 sq.ft

- Town centre retail unit
- Prominent frontage onto Marischal Street
- Reduced rent £20,000 pa exc VAT

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All enquiries:
01224 572 661

fgburnett.co.uk



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 south side of Marischal Street, a pedestrianised area within the town centre. The area features a diverse blend of local and national retailers, including Duncan & Todd, Specsavers, The Royal Bank of Scotland and Santander.

Description

The property occupies the ground and basement floors of a three-storey building with a pitched, slate-clad roof with a single storey block to the rear.

Internally, the space features a predominantly open-plan sales area with a plate glass frontage and entry from Marischal Street. Additional amenities include a kitchen, an accessible WC, a staff WC, and a partitioned office at the rear.

Accommodation

The subjects have been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and the following Net Internal Areas derived:

Ground Floor	150.78 sq.m	1,622 sq.ft
Basement Storage	26.89 sq.m	289 sq.ft
Total	177.67 sq.m	1,912 sq.ft

Rent

£20,000 per annum, exclusive of VAT.

Lease Terms

The subjects are available on a Full Repairing & Insuring terms for a period to be agreed.

Rateable Value

The Valuation Roll shows a Rateable Value of £17,000 effective from 1st April 2026.

Rates Details

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

Factoring Charge

The building is managed by an external factoring scheme. Further details regarding additional charges are available upon request.

EPC

Copy available on request.

VAT

VAT will be payable in addition to the monies due under a lease of the premises.

Legal Costs

Each party will bear their own legal costs incurred in the transaction. The occupier will be responsible for any 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.





Viewings & Offers

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

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