



FG[®] Burnett

To Let - Convenience Store

Drummers Corner, Prince Street

Peterhead, AB42 1ZP

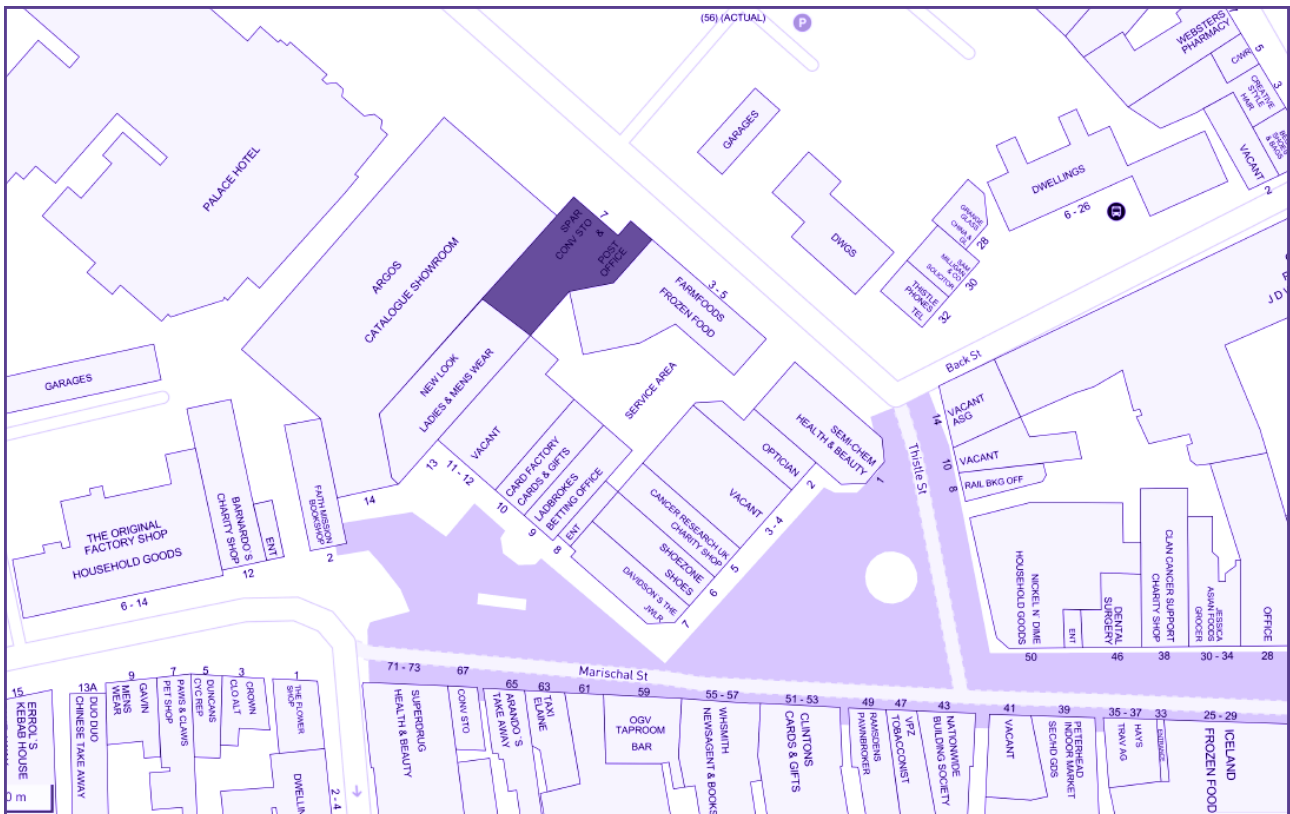
316.39 sq.m | 3,406 sq.ft

- Town centre retail unit
- Open plan retail unit, suitable for a number of uses (subject to planning)

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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, and forms part of Drummer's Corner Shopping Centre. The centre includes occupiers such as Farmfoods, Argos, New Look and Davidsons the Jewellers.

Description

The property comprises a single-storey retail unit forming part of a larger development.

Internally, the accommodation is largely open plan, with ancillary staff facilities including staff room, secure storage and an office.

Customer access is provided via Prince Street through a modern retail frontage. In addition, the property benefits from access to shared ancillary areas within the scheme, providing additional storage and WC facilities.

Accommodation

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

Ground Floor	316.39 sq.m	3,406 sq.ft
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Rent

£25,000 per annum exclusive of VAT.

Lease Terms

The subject is available on full repairing and insuring terms for a period to be agreed.

Rateable Value

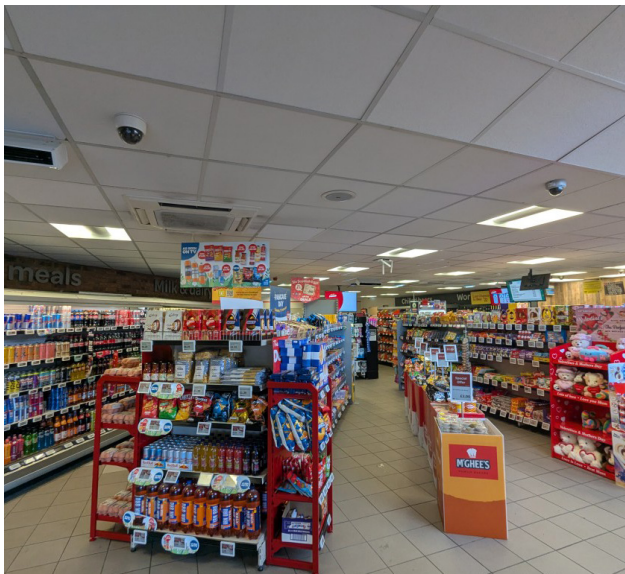
The Rateable Value effective from 1 April 2023 is £28,750. The draft valuation roll for 1st April 2026 has a figure of £30,750.

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

EPC

Copy available on request.



VAT

VAT will be payable in addition to 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.

Lisa Cowie

t: 07597 581 619

e: lisa.cowie@fgburnett.co.uk

Richard Noble

t: 01224 597 528

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