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For Sale

FG<sup>®</sup> Burnett

# Windmill Street / North Street

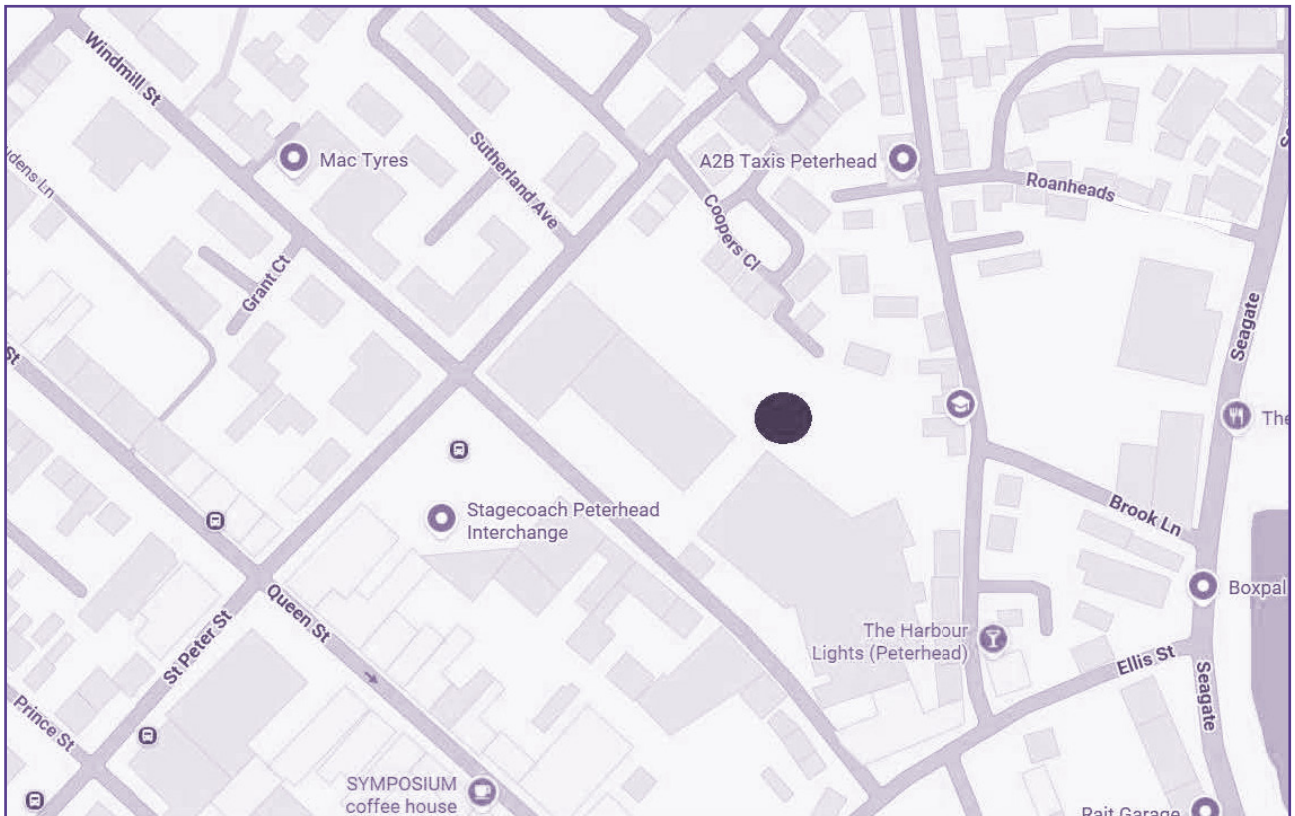
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Peterhead, AB41 1JU

1.4 Acres | 0.57 Ha

- Town Centre Development Site
- Suitable for a variety of uses subject to planning



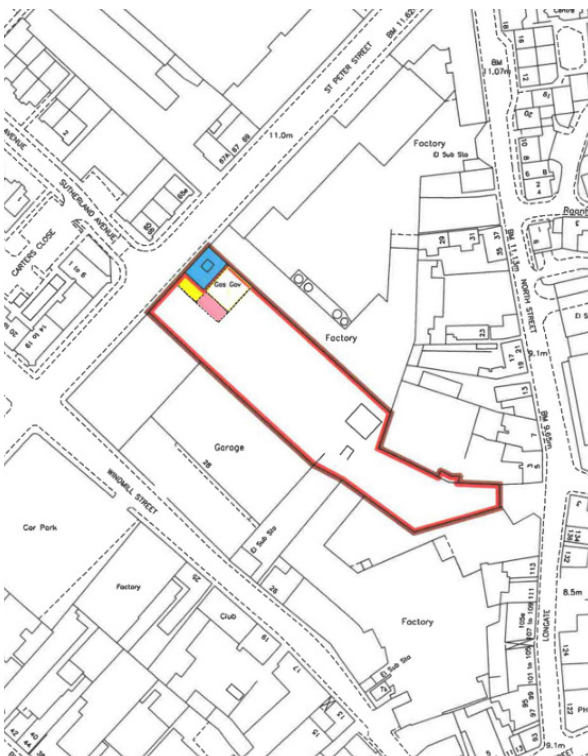


## Location

The development site is located in the heart of Peterhead town centre, within 100m of Seagate and Peterhead Harbour, making it ideal for harbour related uses. The location is shown on the plan attached.

## Description

The site is reasonably regular in shape with a mix of surface finishes. The site is bound to the north and east mainly by residential uses and to the west by an industrial storage facility. Vehicular access is available from Longate. There is a boundary to St Peter Street, but at present no vehicular access is available.



## Planning

The site lies within the Peterhead Settlement Area, adjacent to the area designated Town Centre. The site does not lie within a Conservation Area. We consider therefore that the site would be suitable for a variety of uses, subject to planning.

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## Services

We understand that the site is served by mains water, electricity and drainage. Interested parties are to satisfy themselves in relation to services.

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## Area

The site extends to approximately 1.4 Acres (0.57 Ha).

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## Pricing

On application.

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## Rating

The site is contained in the Valuation Roll with a RV of £5,700.

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## 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](http://www.saa.gov.uk)

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## Tenure

The heritable interest in the site is available.

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## VAT

Payable in addition to the purchase price.

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## Legal Costs

Each party will bear their own costs, with the purchaser being responsible for LBTT and Registration Dues.

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## 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.

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## Entry

On conclusion of legal missives.

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## Viewings & Offers

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

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