

NO VAT PAYABLE



FIRST FLOOR OFFICE
100% RATES RELIEF



FG Burnett



FOR SALE
24 Marischal Street

Peterhead, AB42 1HS | 48.3 sq.m (520 sq.ft)

To request a viewing call us on 01224 572661

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LOCATION

The property is situated in the North East town of Peterhead lying around 32 miles north of Aberdeen City accessed via the A90.

More specifically, the property lies on north side of Marischal Street, a pedestrianised part of the town, with nearby occupiers including Boots the Chemist, Specsavers, The Royal Bank of Scotland and William Hill.

DESCRIPTION

The property comprises a first floor office contained within a mid-terrace two storey and attic building. The office extends to the rear with access via a single entrance door off Marischal Street.

Internally the accommodation comprises two offices with a WC. There is additional storage over the first floor of the main building, accessed via a ladder from the stairwell.

There is ample 'pay and display' parking nearby.

FLOOR AREA

The property has been measured in accordance with International Property Measurement Standards: IPMS 3-

IPMS3	48.3 sq.m	520 sq.ft
Limited Use	0.63 sq.m	7 sq.ft

SALE

Offers in the region of £50,000 are sought for our client's heritable interest.



Entrance to property



RATEABLE VALUE

£3,400 pa. Any purchaser is likely to benefit from 100% rates relief through the Small Business Bonus Scheme. Further enquiries should be directed to Aberdeenshire Council.

EPC

G101. Copy available on request.

VAT

The property is not elected for VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. Any ingoing purchaser will be responsible for any LBTT and Registration Dues applicable.

AML

In accordance with both HMRC and RICS guidance, we as property agents are obliged to undertake AML due diligence on both our client and any counter party to a transaction. Accordingly, personal and or detailed financial and corporate information will be required prior to any transaction concluding.

VIEWING & OFFERS

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

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