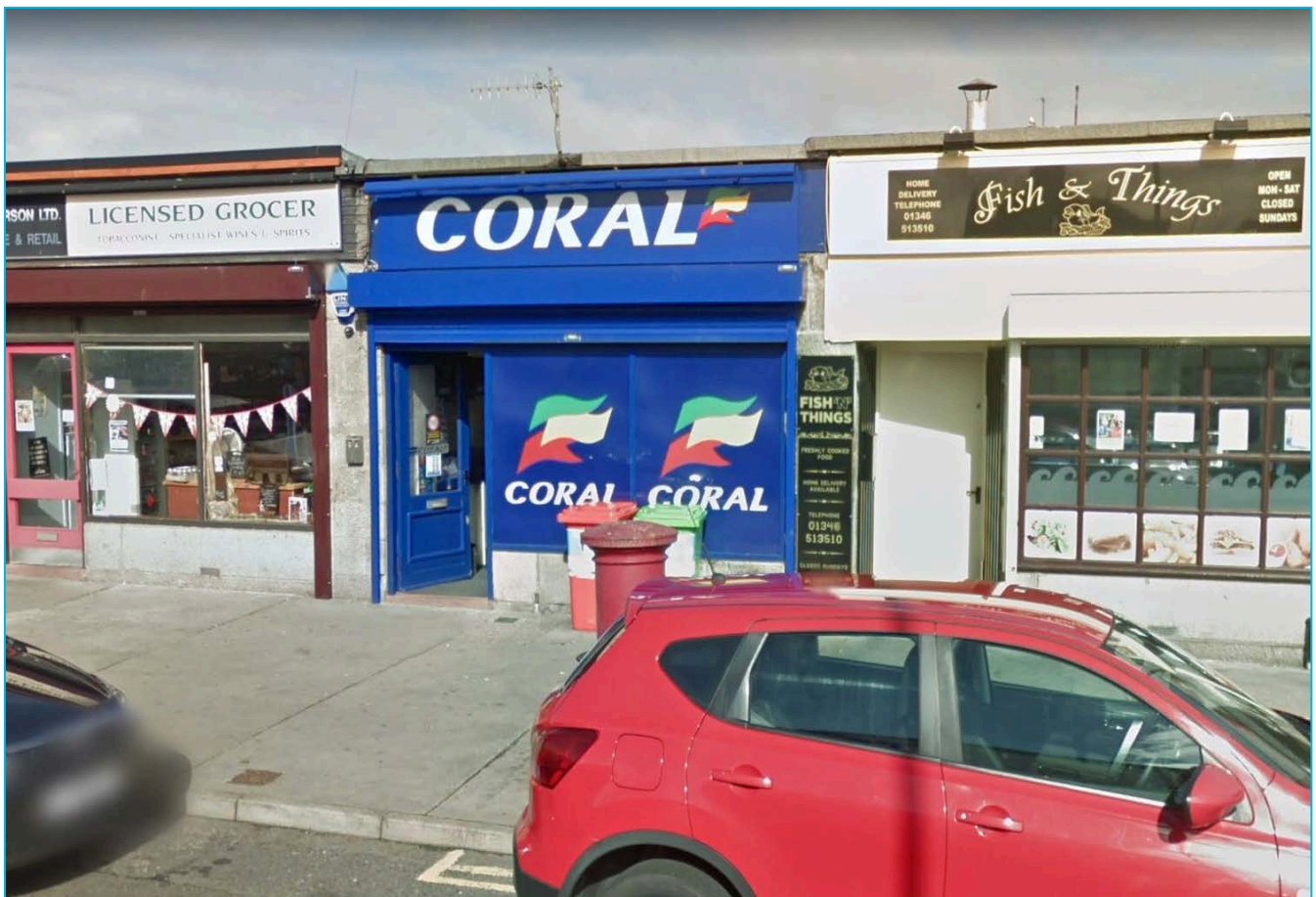


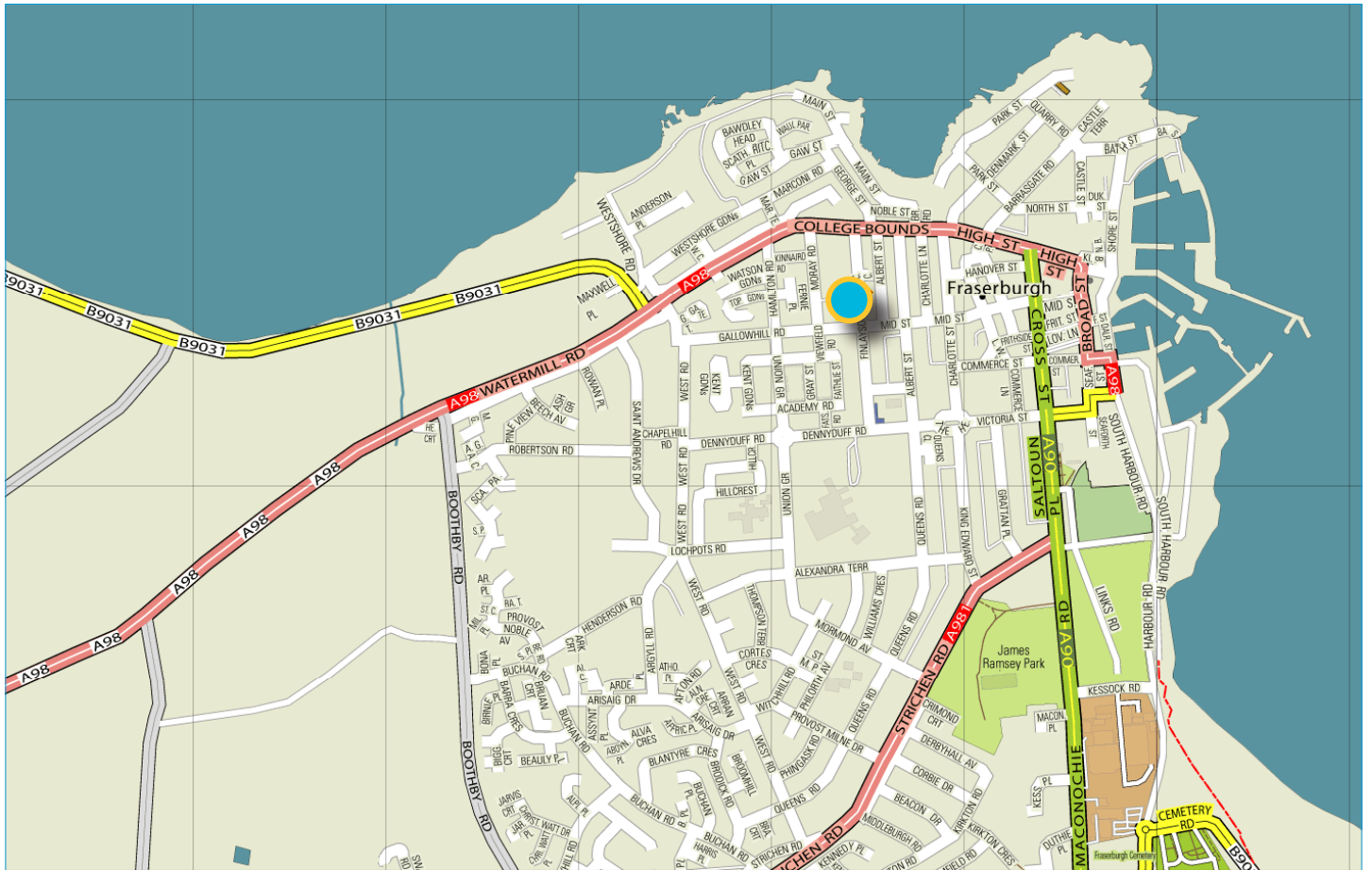
ON THE INSTRUCTIONS OF
LADBROKES CORAL
GROUP

RETAIL UNIT TO LET



**6 GALLOWHILL ROAD
FRASERBURGH
AB43 9JS**

t: 0131 243 7288 m: 07801 852225



LOCATION

Fraserburgh located on the north east coast of Scotland is one of the UK's main fishing ports, and is situated approximately 35 miles north of Aberdeen. The town has a resident population of circa 13,000 people.

The subjects are located on the north side of Gallowhill Road at its junction with Finlayson Street & Mid Street only a short distance west of the town centre. The surrounding area is mainly residential however immediate retail/commercial occupiers alongside include Nisa Local, Riteway Carpets & Flooring and some local traders.

DESCRIPTION/ACCOMMODATION

The subjects comprise a ground floor retail unit forming part of a purpose built single storey retail parade, providing the following approximate areas:-

Ground Floor - Sales/Ancillary	42.20 sqm	454 sqft
---------------------------------------	------------------	-----------------

LEASE TERMS

The subjects are held on a full repairing & insuring lease expiring 21st February 2027. There is a rent review on 24th June 2021.

Our clients will consider either an assignation of their existing lease or a sub-lease on terms to be agreed.

RENT

£5,692 per annum exclusive [No VAT applicable].

Incentives may be available, subject to status.

RATES

We understand the subjects are currently entered on the Scottish Assessors Association Portal, as follows:-

Rateable Value - £2,800 [as at 01/04/2017]

EPC RATING

EPC Rating – D [Copy available on request].

USE

We understand the property currently benefits from Class 1 & 2 planning consent. Interested parties are advised to make their own enquiries directly with the local Planning Department.

VAT

All prices, rents etc are subject to VAT at the prevailing rate, unless otherwise stated.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction, with the ingoing tenant responsible for any LBTT, Registration Dues and VAT applicable.

ENQUIRIES

Viewing & further information can be obtained by contacting the sole agent:-



Contact: Jack Campbell
e: jack@jhcampbell.net
m: 07801 852225

Date of publication: January 2021

MISREPRESENTATION CLAUSE

JH Campbell give notice to anyone who may read these particulars as follows:-

1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained or referred to herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
4. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
5. Any areas, measurements or distances referred to herein are approximate only.
6. Where there is reference in the particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.
7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
8. Plans are based upon the Ordnance Survey Map with the sanction of the Controller of Stationery Office Crown Copyright: Reserved Licence No. ES 763454.