

DEVELOPMENT OPPORTUNITY

- > TOWN CENTRE LOCATION
- > TOTAL AREA – 773.49 SQM (8,327 SQFT)
- > SUITABLE FOR A VARIETY OF USES SUBJECT TO PLANNING

FOR SALE

ARBUTHNOT HOUSE, 60 & 62 BROAD STREET, PETERHEAD, AB42 1DA

CONTACT: Mark McQueen, mark.mcqueen@shepherd.co.uk, 01224 202800 www.shepherd.co.uk



Attractive Town Centre Opportunity

LOCATION:

The subjects are located in the coastal town of Peterhead, around 33 miles north of Aberdeen. The town represents one of Aberdeenshire's principal service and employment centres. Peterhead has a varied economic base with major employment opportunities being in fishing, onshore support for the oil industry, manufacturing, food processing, textiles and the service industries. The population is approximately 18,000.

The properties are located on the south side of Broad Street at the east/harbour end between its junctions with Rose Street and Seagate/Bridge Street on the periphery of the town centre. They lie in a mixed commercial/residential area.

Broad Street forms part of the continuation of Marischal Street which provides the main concentration of retail/commercial users within the town centre. 'Pay and Display' parking is provided on Broad Street and free on-street parking is also available in the vicinity. In addition, there is private parking on-site.



DESCRIPTION:

60 Broad Street

The subjects comprise a two storey office building of traditional granite and slate construction and adjoins 62 Broad Street.

The internal layout comprises a range of inter-connected cellular offices. There is a suspended timber floor, carpeted. Walls and ceilings are plastered and painted/wallpapered. Lighting is by fluorescent strip fitments. The windows are of timber single glazed sash and case design. Heating is from electric panel units..

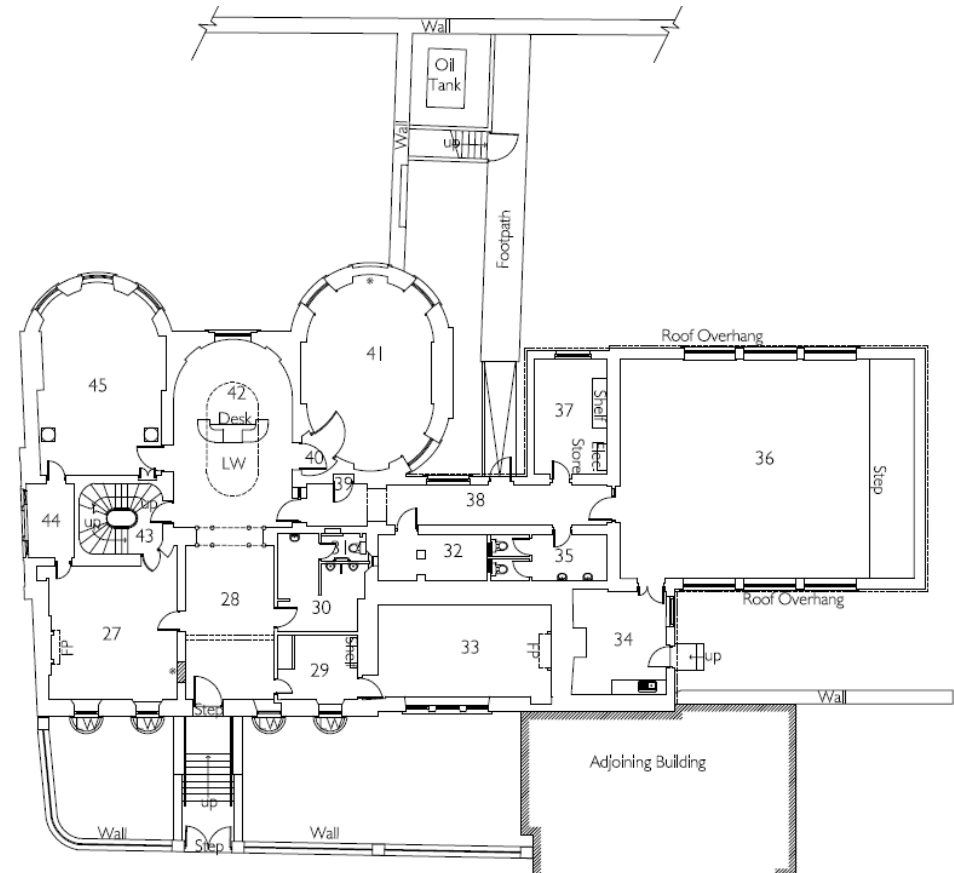
Arbuthnot House- 62 Broad Street

The subjects comprise a substantial two storey, attic and basement attached building of granite and slate construction. There is an attractive, enclosed courtyard area to the front.

Internally, the layout comprises a mix of cellular and larger open plan office areas together with extensive storage. Finishes and services are similar to No.60.

LISTED BUILDINGS:

60 & 62 Broad Street are category B listed buildings



Ground Floor – Arbuthnot House, 62 Broad Street

ACCOMMODATION	m ²	ft ²
60 Broad Street		
Ground Floor	67.17	723
First Floor	60.01	646
Sub-total	127.08	1,369
62 Broad Street		
Basement	153.10	1,648
Ground Floor	316.52	3,407
First Floor	176.79	1,903
Sub-total	646.41	6,958
TOTAL	773.49	8,327

The above floor areas have been calculated on a Net Internal Floor area basis in accordance with the RICS Code of Measuring Practice (6th Edition)

ADDITIONAL INFORMATION:

18 James Street, located to the rear of these properties is also for sale and could form part of a larger development.

RATEABLE VALUE

The subjects are entered into the Valuation Roll as follows:

60 Broad Street - £9,700

62 Broad Street - £44,000

PRICE

Offers are invited for our client's interest in the subjects.

VAT

All figures quoted are exclusive of VAT at the prevailing rate.

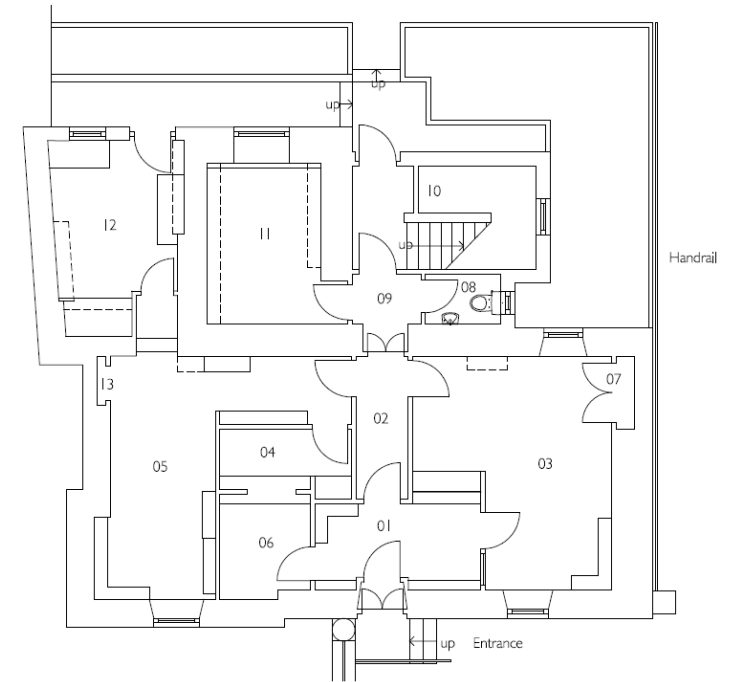
CLOSING DATE

Whilst a closing date may not necessarily be set, interested parties are asked to note their interest in the premises to be kept informed of any such closing date that may be set.

ENERGY PERFORMANCE CERTIFICATE

The subjects have a current Energy Performance Certificate of 'TBC'.

Further information is available to seriously interested parties on request.



Ground Floor – 60 Broad Street

For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 25 Queens Road, Aberdeen, AB15 4ZN, 01224 202800
 Mark McQueen Mark.mcqueen@shepherd.co.uk

www.shepherd.co.uk

