



## **WORKSHOP, 7 ALBERT STREET**

Fraserburgh, AB43 9JL

- Site Area – 1,009m<sup>2</sup> (10,860ft<sup>2</sup>)
- Gross Internal Floor Area – 989m<sup>2</sup> (10,645ft<sup>2</sup>)

**Offers Over £160,000**

Contact Details  
Telephone 01467 469261  
Email [estates@aberdeenshire.gov.uk](mailto:estates@aberdeenshire.gov.uk)  
[www.aberdeenshire.gov.uk/property](http://www.aberdeenshire.gov.uk/property)

# FOR SALE





### Location:

The property is located within the town of Fraserburgh, approximately 40 miles north of Aberdeen City and 17 miles north of Peterhead. Fraserburgh is a major port for shellfish, white and pelagic fish located on the northeast coast of Aberdeenshire with a population of in the region of 13,000. The village has a range of local services including supermarkets, restaurants, high street retail shops, healthcare and a secondary school academy and four primary schools. 7 Albert Street is centrally located in Fraserburgh less than a 10minute walk away from the High Street and the Harbour. The property is surrounded largely by commercial premises albeit there are some neighbouring residential properties.

### Description:

The property is a former Housing Repair Workshop. The site extends to approximately 1,009m<sup>2</sup> and is bounded on the north by a Dental practice, on the south by a complex of residential properties on Lady Rothes Place, on the east by Albert Street and on the West by Albert Lane. Albert Street and Albert Lane are both publicly adopted roads.

The workshop building sits on the western side of the site and there is a concrete yard in front which extends to approx. 330m<sup>2</sup>. There is vehicular and pedestrian access to the property from Albert Street at the front (east), and pedestrian access to the building from Albert Lane at the rear (west).

The site is enclosed by a masonry wall to the north, the rear wall of the workshop to the west, a masonry wall to the north (which also forms the external wall of the workshop and is relied upon for support), and metal post and wire fencing to the east (Albert Street). The walls and fencing align with the site boundaries.

The Workshop building is detached and constructed from a steel portal frame with masonry walls to the north, south and west. The west and south elevations have a roughcast external finish. The east elevation, which is the front of the building, has profiled sheet metal cladding with 4 vehicular roller shutter doors extending to the underside of the eaves (approx. 4.7metres). The pitched roof has plastisol coated corrugated sheet coverings and GRP rooflights.

Internally the workshop is of basic specification. The floor of the main workshop is concrete, and the main walls are exposed masonry. Insulation boards have been installed to the underside of the roof. Ground floor office and storage rooms



at the rear of the workshop are generally of timber or brick construction with some plasterboard internal lining.

There is a large mezzanine level which is accessed via a timber stair. The floor of the mezzanine level is block and beam with areas of raised timber floors. The mezzanine level provides an area for open storage with metal perimeter railings, and office/personnel accommodation in modular units with windows onto the main workshop space.

There is secondary workshop space underneath the mezzanine floor.

The property has a gas fired ceiling mounted heating system in the main workshop. There is wall mounted electric heating in the internal office and personnel areas. Hot water is from electric hot water taps and lighting is generally ceiling mounted strip lights throughout.

**Services:**

The property is served by mains electric and gas. Water, drainage and sewage is via a public mains supply.

**Access:**

The property has vehicular and pedestrian access via Albert Street and pedestrian access to the rear of the building via an emergency exit on Albert Lane.

**EPC (Energy Performance Certificate):**

The property has an EPC rating of D.

**Rating:**

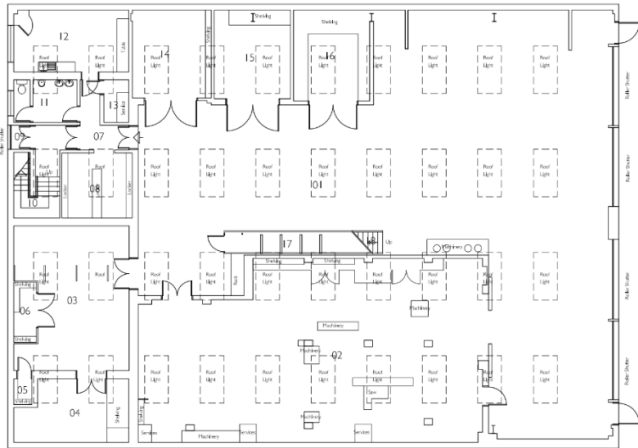
The ratable value is £20,750 with effect from 01/04/2023.



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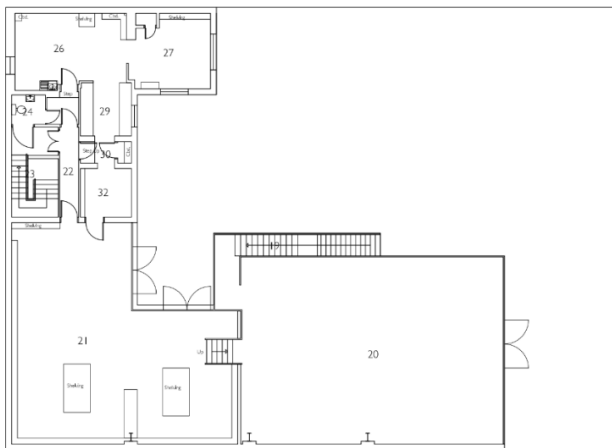
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## Floor Plan: Ground Floor



Room Number	Room Name
<b>Ground Floor</b>	
01	Depot
02	Workshop
03, 04, 05, 06	Store
07, 08, 09	Circulation
10, 18	Stairs
11	WC
12	Staff Room
13	Electric
17	Caged Stores
<b>Total Ground Floor GIA: 657sqm</b>	
<b>First Floor</b>	
19, 20, 21, 22,	Circulation
23, 25, 30	
24	WC
26, 27, 29, 32	Office
28	Store
31	Cupboard
<b>Total First Floor GIA: 332sqm</b>	

## First Floor



## Planning:

The property is considered to be use class 4. Parties interested in obtaining consent for alternative uses should make their own enquiries with Aberdeenshire Council's planning service. All planning enquiries should be directed to the Council's planning team.

Email: [planning@aberdeenshire.gov.uk](mailto:planning@aberdeenshire.gov.uk)

Telephone: 01467 534333



### **Price:**

Offers in excess of £160,000 are invited.

### **Property Condition and Warranties:**

The property is being sold without any warranties that any of the services and utilities serving the property and any of the appliances, equipment, facilities and systems (including electrical items and any gas supply) in the property are in working order or any condition.

### **VAT:**

Sale is believed to be exempt from VAT however, if it should prove VAT is applicable it will be the purchasers liability.

### **Land & Buildings Transaction Tax (LBTT):**

The purchaser will be liable for any applicable LBTT and registration dues.

### **Legal Costs:**

Both parties will be responsible for their own legal costs.

### **Date of Entry:**

To be agreed upon conclusion of legal formalities.

### **Offers:**

Any persons who wish to submit an offer to purchase the property should note their interest with the Estates Manager, Aberdeenshire Council, Woodhill House, Westburn Road, Aberdeen, AB16 5GB. T. 01467 469261.

In the event that a closing date is set, all persons who have noted their interest in the property will be sent the details of the closing date, together with details of the Council's tender procedures that must be strictly adhered to. Bidders should note that the Council is not bound to accept the highest offer or indeed any offer received. Offers the Council is not bound to accept the highest offer or indeed any offer received. Offers to purchase must state the price, proposed use and must be valid offers in accordance with Scottish Law and submitted in the official tender envelope. Offers submitted otherwise than in accordance with this requirement may not be considered.

### **Viewings:**

To arrange a viewing please contact Estates Admin.

Telephone: 01467 469261

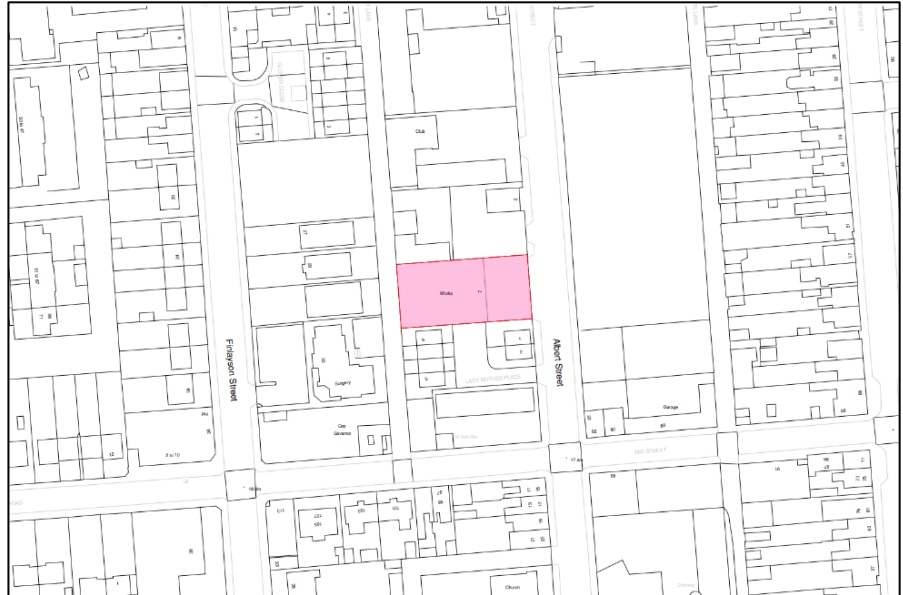
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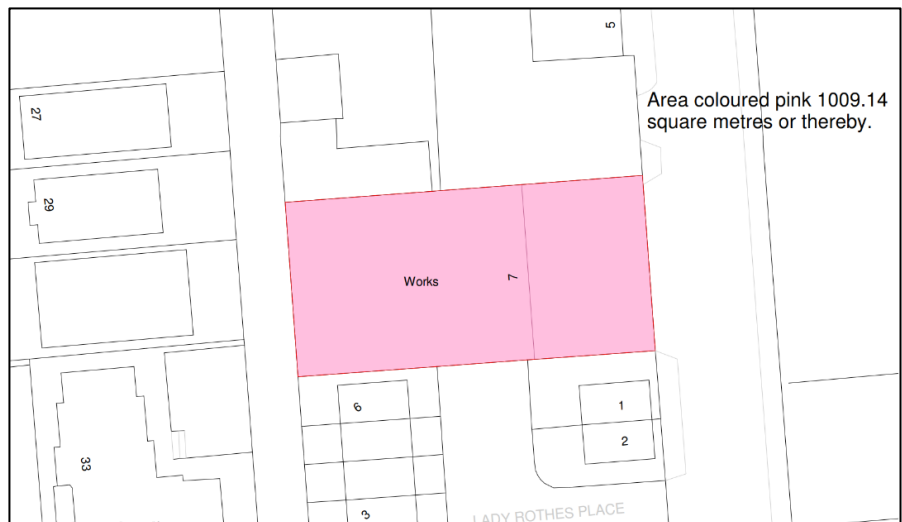
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## Location Plan:



## Site Plan:



Aberdeenshire Council give notice that:

1. Whilst every care has been taken in the preparation of these particulars and they are believed to be correct, they are not warranted and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending tenants or purchasers should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
3. No person in the employment of Aberdeenshire Council has any authority to make or give any representation or warranty whatever in relation to this property.
4. These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

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