



FORMER ICEBERG FISH PROCESSING FACILITY

Fraserburgh Harbour Industrial Estate, South
Harbour Road, Fraserburgh, AB43 9TA

- Site Area 4,245 m² (45,693 sq ft) / 0.42 Ha (1.04 acres)
- Gross Internal Area 1,261 sq m (13,573 sq ft)

OFFERS OVER £430,000

FOR SALE

Contact Details
Telephone 01467 469261
Email estates@aberdeenshire.gov.uk
www.aberdeenshire.gov.uk/property

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Location:

Fraserburgh is located 40 miles (65 km) north of Aberdeen, 17 miles (28 km) northwest of Peterhead, 26 miles (42 km) north of Ellon and 22 miles (36 km) northeast of Turriff.

The property is situated in a strategic location close to Fraserburgh harbour with extensive road frontage.

Fraserburgh is the largest shellfish port in Scotland and one of the largest in Europe, landing over 13,948 tonnes annually (Scottish Sea Fisheries Statistics 2020). Fraserburgh landed a total of 15,506 tonnes of pelagic species and shellfish in 2024 (Scottish Sea Fisheries Statistics 2024).

Nationally Scottish vessels landed £960 million of sea fish and shellfish in 2025. Adjusted to 2025 prices this is an increase of 27 per cent in the ten years from 2016 to 2025, and an increase of 26 per cent compared to 2024.

National retailers are well represented in the town and include Home Bargains, Lidl, Toolstation, Iceland, a Tesco Superstore, Howdens, Asda, Specsavers, Screwfix and Argos. Furthermore Gray & Adams, a market leader in the manufacture of specialist temperature controlled vehicles, have their head office and main production facility in Fraserburgh.

Fraserburgh has a population of 13,180 with education provided by three schools, Fraserburgh Academy, Westfield School (a SEN school) and North East Scotland College.

For Leisure the town offers a range of water sports, cycling, shopping, the Fraserburgh Heritage Centre, the Museum of Scottish Lighthouses and golf on the Fraserburgh links course which is the 5th oldest club in Scotland.

Description:

The property comprises 2 industrial buildings:

- Main processing unit with ancillary offices, changing rooms and WCs with frontage onto South Harbour Road.
- Former engine shed used for storage with ancillary WC and office.



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Accommodation:

The total Gross Internal Area (GIA) of the buildings is approximately 1261 sq m (13,573 sq ft).

Main processing unit

- Corrugated steel and block walls under steel portal frame cement sheet roof
- Floor area split by non-structural partitions with concrete floor
- Suspended ceiling with striplights
- Wall sockets
- Overhead water and ventilation system
- 3 loading doors

Ancillary areas

- Solid lino and carpeted floors
- Suspended ceilings with striplights
- Wall mounted electric radiators and wall sockets

Former engine shed

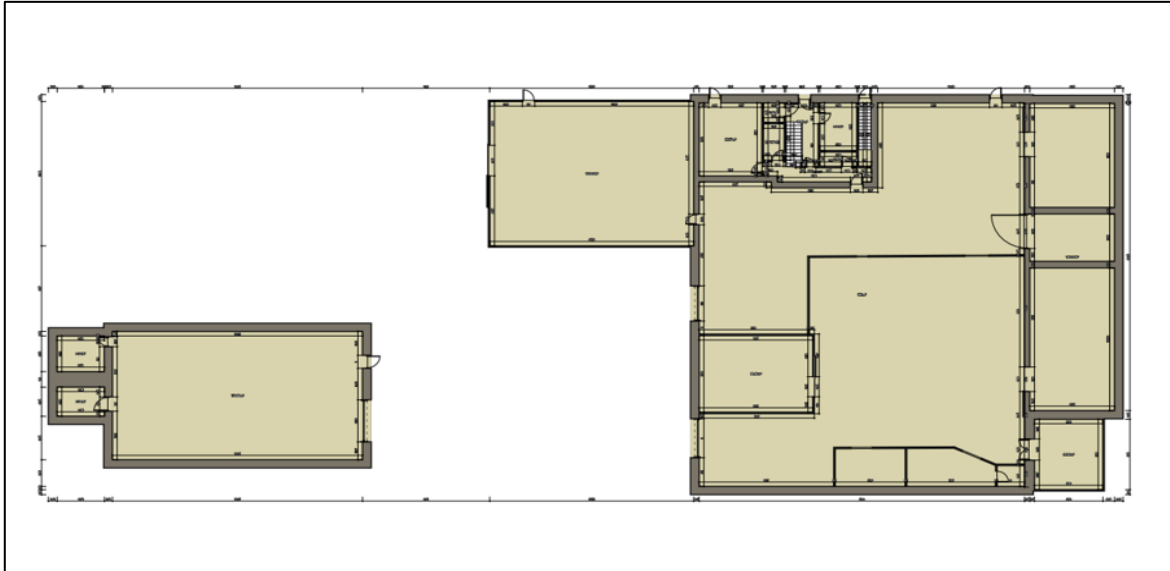
- Stone built under a wood portal frame steel sheet roof
- Concrete floor
- Lighting provided by suspended striplights
- Ancillary office & WC

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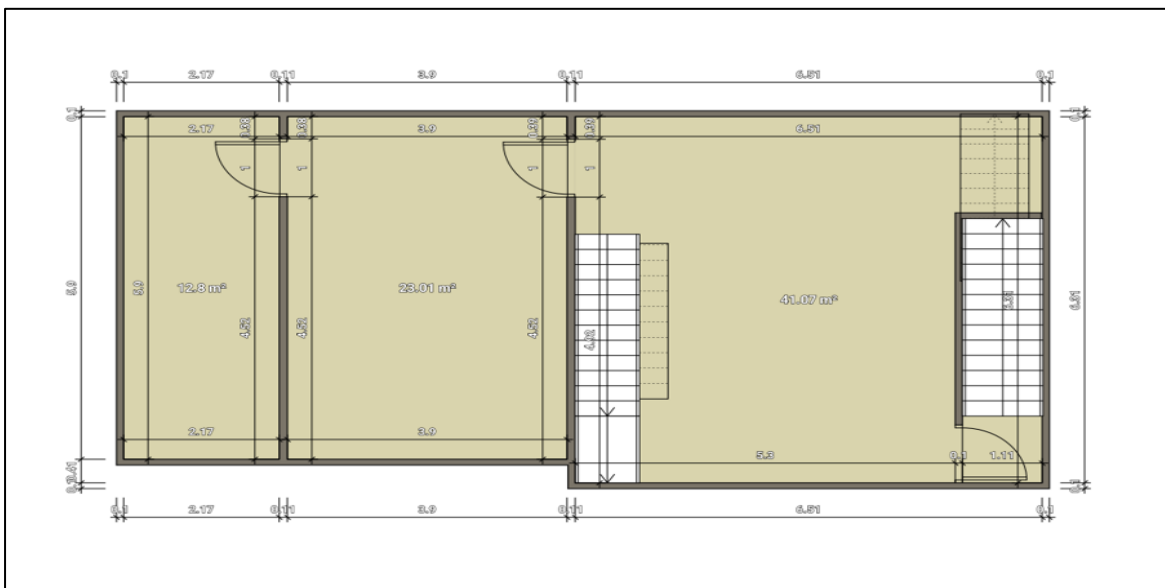
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Ground Floor Plan:



Main Unit First Floor Plan:



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Services:

The property is served by mains water, electricity and sewerage.

Access:

Access to the property is from South Harbour Road, which connects with Station Brae and Dalrymple Street to the north and the Kirktown Brae, Boothby Road, Maconochie Road roundabout to the south.

The main unit has pedestrian access from South Harbour Road into the office area. Vehicular access into the yard is also from South Harbour Road.

EPC (Energy Performance Certificate):

The Property has an EPC rating of A.

Rating:

The current rateable value of the property is £60,000 with effect from 1st April 2026.

Planning:

The property use is General Industrial/ Fish Processing (Class 5).

Parties interested in obtaining consent for an alternative use 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

Telephone 01467 534333

Price:

Offers in excess of £430,000

VAT:

The sale will be subject to VAT at the standard rate.

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 respective legal costs.

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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. Telephone 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.

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.

Bidders are also required to provide a timeframe and development brief.

Viewings:

To arrange a viewing please contact Estates Admin.

Email: estates@aberdeenshire.gov.uk

Telephone: 01467 469261

Fraserburgh Harbour Industrial Estate, South
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Area coloured pink
4,244.95 square metres
or thereby.

Ballislee Park
(Football Ground)

Guest Offices

Firebrigade and District Park Church

Park

Leisure Park

Industrial Estate

0 5 10 20
SCALE 1:1000
50 Metres

2 Site Plan
1 : 1000

1 Location Plan
1 : 2500

0 50 100 200 250
SCALE 1:2500

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These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

Date of publication: August 2026