

Starfish Shoppie 2

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Retail Unit

SHOP UNIT 11

Saltoun Square, Fraserburgh, AB43 9DA

- Gross Internal Floor Area 68.5 sq m (737 sq ft)
- Central Location within town and close to harbour

OFFERS OVER £30,000

FOR SALE

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

SHOP UNIT 11 SALTOUN SQUARE

Fraserburgh, AB43 9DA



Location:

The property is in Fraserburgh, which is situated approximately 40 miles north of Aberdeen City and 17 miles north of Peterhead on the northeast coast of Aberdeenshire. Fraserburgh, with a population of circa 13,000, is a major port for shellfish, white and pelagic fish. The town has a range of local services including supermarkets, restaurants, high street retail shops, healthcare, a secondary school academy and four primary schools.

Description:

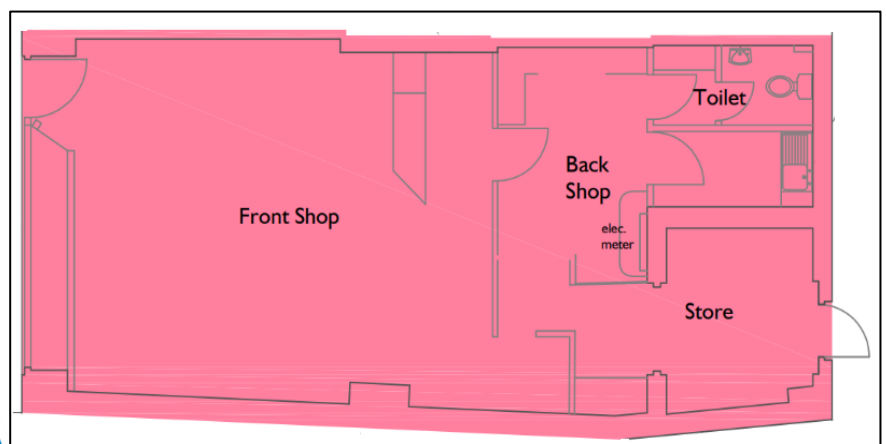
The property is a ground floor retail unit, mainly open plan with storage, staff and toilet facilities to the rear. The property has a large full height single glazed window with frontage to Saltoun Square. There is a rear fire exit door.

The internal finish is basic with solid floors overlaid in the main with carpet tiles. Walls are plastered and the ceiling in the main shop is suspended acoustic tile with 2 rows of spotlights and 2 rows of fluorescent strip lights. The staff area includes a stainless-steel sink set within a base unit with electric hot water heater above.

Accommodation:

The accommodation, measured on a gross internal basis (GIA) is 68.5 sq m and comprises

Main Shop	55.4 sq m
Staff room and toilets	6.6 sq m
Store	6.5 sq m



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Services:

The property is served with mains water, electricity and drainage.

Energy Performance Certificate (EPC):

The property has an EPC rating of B.

Rating:

The property is entered in the Valuation Roll with a rateable value of £6,000 with effect from 1st April 2026. The Valuation Roll reference is VR38083.

Planning:

The property is a former shop located within Fraserburgh Town Centre and the Fraserburgh Town Centre Conservation Area. As such, the property's most recent use falls within Class 1A (Shops and financial, professional and other services) of the Town and Country Planning (Use Classes) Scotland Order 1997 (as amended). 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: 01469 534333

Price:

Offers over £30,000 are invited.

Access:

The property has pedestrian access from Saltoun Square.

VAT:

The property has not been elected for VAT purposes. Accordingly, no VAT will be chargeable on the purchase price.

Land and Buildings Transaction Tax (LBTT):

The purchaser will be liable for 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

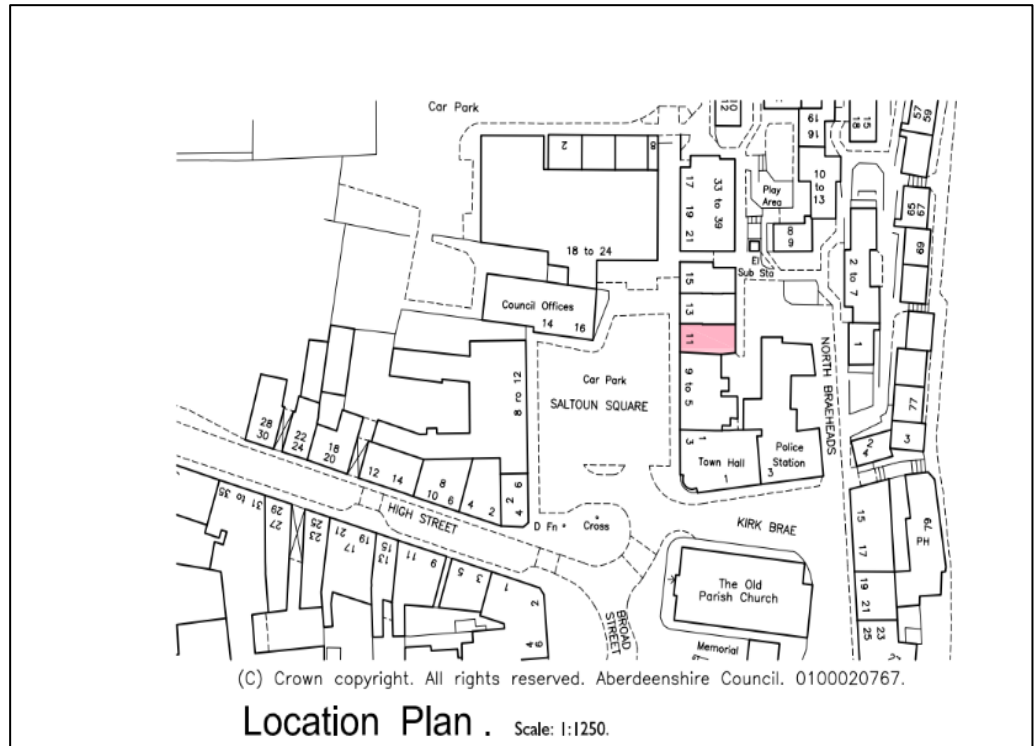
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Location Plan:



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.

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

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