



Former Social Work Office  
**4 DALRYMPLE STREET**

Fraserburgh, AB43 9BH

- Site Area – 715 m<sup>2</sup> (approx 7,700, sq ft)
- Gross Internal Area – 343 m<sup>2</sup> (3690 sq ft)

**OFFERS OVER £100,000**

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**

# 4 DALRYMPLE STREET

Fraserburgh, AB43 9BH



## Location:

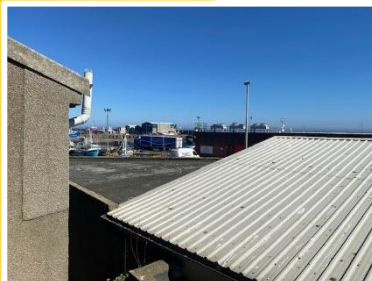
The property is located within the town of Fraserburgh which is situated approximately 40 miles north of Aberdeen City and 17 miles north of Peterhead on the northeast coast of Aberdeenshire. Fraserburgh, with a population of circa 13,000, is a major port for shellfish, white and pelagic fish. The town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



## Description:

The property comprises a two-storey commercial building of traditional construction, situated within an established industrial/commercial setting, close to the harbour and fish market. The building is finished externally with roughcast/rendered elevations, fitted with double glazed windows, and accessed via multiple personnel doors. The property is set within a hard surfaced forecourt providing several marked car parking spaces together with circulation space, enclosed in part by masonry boundary walls. Internally, the premises provide a mix of open-plan and cellular accommodation arranged over ground and first floor levels, suitable for office, administrative or similar operational uses. The specification includes wall mounted electric panel heaters, plastered and painted walls, suspended ceilings in parts, fluorescent lighting, and carpet/vinyl floor coverings, with welfare amenities on both floors.

The building has a Gross Internal Area of approximately 343 m<sup>2</sup> (see floor plan) and occupies a site of around 715 m<sup>2</sup> (see site plan).



## Services:

The property is served by mains electricity. Water, drainage and sewerage is via a public mains supply.

## Access:

The property has vehicular and pedestrian access from South Harbour Road onto Dalrymple Street. The what3words reference is Intrigues.sliding.seashell.

## EPC (Energy Performance Certificate):

The property is rated B.

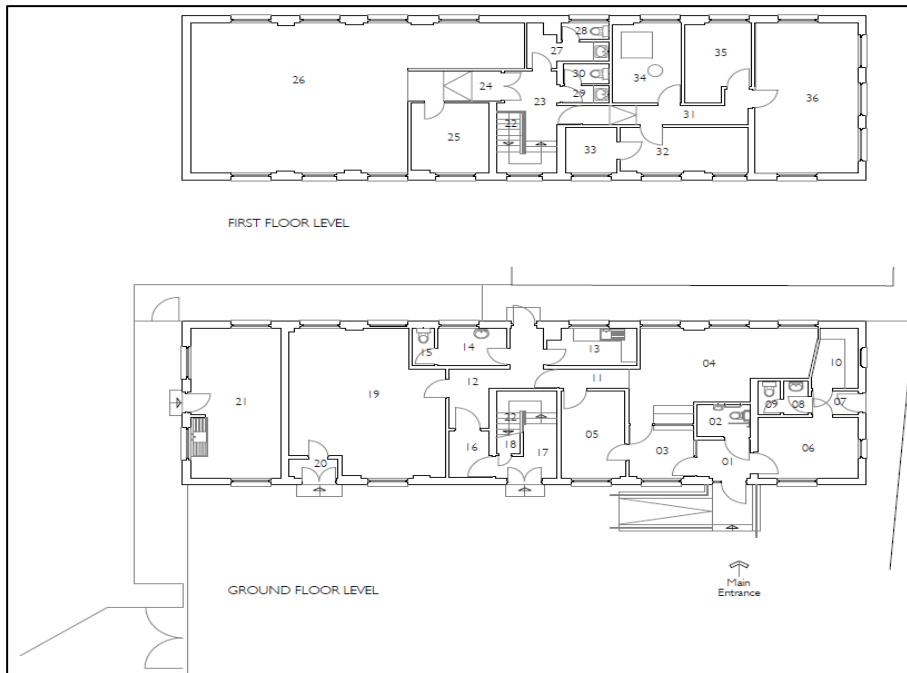
## Rating:

The rateable value is £19,000 (VR14229) with effect from 1 April 2026.

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4 Dalrymple Street: Social Work Office - Record Floor Plan

Room Number	Room Description	sqm
Ground Floor		
01	Main entry foyer	3.6
02	Unisex disabled toilet	3.0
03	Waiting area	5.8
04	Reception/general office	22.4
05	Interview room #1	9.6
06	Interview room #2	10.7
07	Access corridor/exit	1.9
08	Male toilet lobby	1.3
09	Male toilet	1.3
10	Community alarm store	4.4
11	Access corridor	2.4
12	Access corridor/exit	8.8
13	Kitchen	5.6
14	Female toilet lobby	4.5
15	Female toilet	1.5
16	Access corridor	3.4
17	Access corridor/part stairs/exit	6.2
18	Store (approx. area)	1.6
19	Meeting room	35.5
20	Exit lobby	1.8
21	OT store	23.5

Ground Floor Room Areas = 158.8

Total Room Areas = 322.4

Room Number	Room Description	sqm
First Floor		
22	Part access stairs	4.0
23	Access corridor/part stairs	8.3
24	Access corridor	4.8
25	Team manager	9.2
26	Care management team	64.9
27	Female toilet lobby	3.7
28	Female toilet	1.4
29	Male toilet lobby	1.3
30	Male toilet	1.5
31	Access corridor	6.4
32	Old age psychiatry	9.9
33	Community room	4.0
34	Plant room	9.4
35	Training area	8.3
36	Community support team	26.5

First Floor Room Areas = 163.6

Gross External Area = 385.3

Gross Internal Floor Area

Ground Floor = 171.7

First Floor = 171.6

Total = 343.3

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## Planning:

The property is situated within the P10 area to protect the harbour for port related activities within Fraserburgh and is currently unallocated in the existing Local Development Plan. The Property has planning consent for its current use as offices, and it has excellent linkages to the town centre. 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](mailto:planning@aberdeenshire.gov.uk)

Telephone 01467 534333

## Price:

Offers over £100,000 are invited.

## Property Condition & 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) are in working order or any condition.

## VAT:

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

## Tenure:

Feuhold. (Scottish equivalent of English Freehold)

## 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 wishing 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 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 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

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

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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.

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

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