

FOR SALE



VAT Free Retail Investment

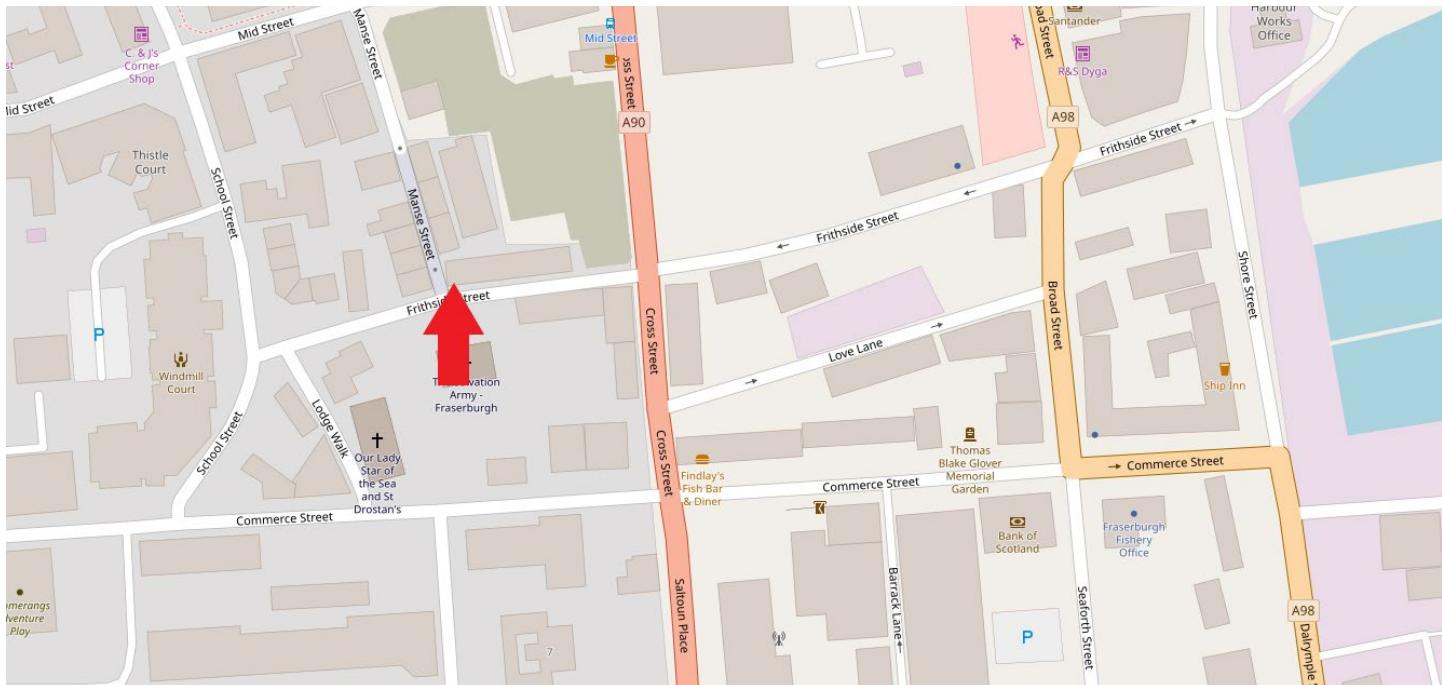
Fraserburgh: 65 Frithside Street, AB43 9JA

Net Internal Area: 29.11 sq m (313 sq ft)

- Passing rent £4,800 per annum
- Recently refitted by the tenant
- Offers over £35,000
- NIY 13.47%

Jackson
CHARTERED SURVEYORS

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LOCATION

The property is located in Fraserburgh Town Centre on the north side of Frithside Street, a short distance to the west of Cross Street.

The exact location can be seen on the above plan.

DESCRIPTION

The subjects comprise a ground floor retail premises forming the ground floor of a traditional, 2 storey and attic building of granite construction under a pitched and slated roof. The upper floors of the building are in residential use. The shop front is single glazed.

Internally the shop comprises a recently refurbished ground floor sales area, with tea prep and staff WC to the rear.

FLOOR AREAS

The subjects provide the following net internal floor areas, measured in accordance with the RICS Code of Measuring Practice [Sixth Edition]

Ground Floor 29.11 sq m [313 sq ft]

LEASE TERMS

The property is leased to a private individual T/A CK Travel Trade at a passing rent of £4,800 per annum. The current lease runs until 1st September 2026. There are no further rent reviews. A copy of the lease is available on request.

PRICE

Offers in the region of £35,000 are invited for our clients heritable interest in the subjects reflecting a Net Initial Yield of 13.47% after deduction of standard purchasers costs.

Contact

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Jackson Chartered Surveyors
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Jackson Chartered Surveyors for themselves and for the vendors or lessors of this property whose agents they are given notice that:

[i] The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; [ii] all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and are advised to do so; [iii] no person in the employment of Jackson Chartered Surveyors has any authority to give representation or warranty whatever in relation to this property; [iv] all prices, rents and premiums quoted are exclusive of VAT at current rate.

TENURE

Heritable

RATING ASSESSMENT

The valuation role shows a proposed rateable value of £2,350 with effect from 1st April 2026.

The Uniform Business Rate for the year 2025/2026 is 49.8p in the £. Water and waste water rates are also payable.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of C.

Full documentation is available upon request.

VAT

Any price quoted is exclusive of VAT which may be applicable.

ENTRY

On conclusion of all legalities

OFFERS / VIEWING

All offers should be submitted in writing to the sole agents who will also make arrangements to view.

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