

FOR SALE



VAT Free Retail Investment

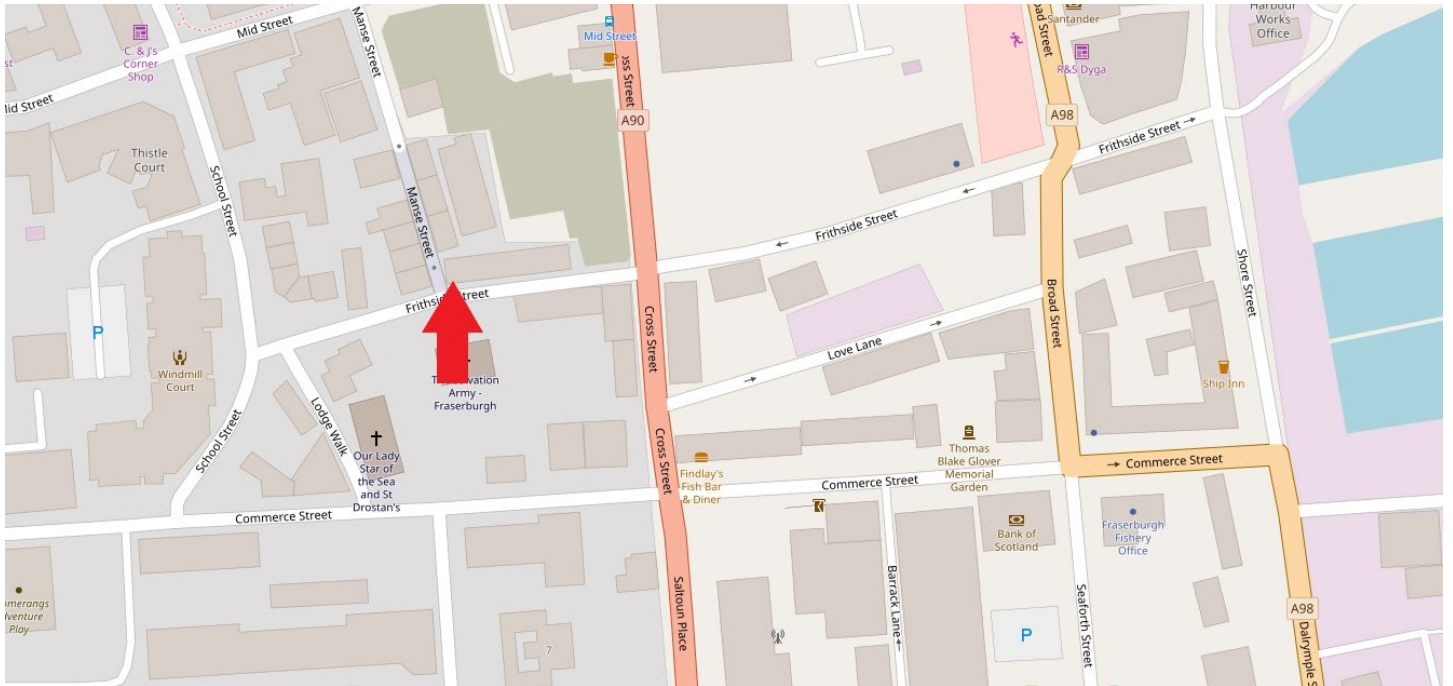
Fraserburgh: 65 Frithside Street, AB43 9JA

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%

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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)
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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.

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.

Contact

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Jackson Chartered Surveyors
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