

GUIDE PRICE
£80,000

BIDDING DEPOSIT
£3,500

DIGITAL AUCTION DATE
22nd July 2020



51-55 Broad Street, Peterhead, AB42 1JL

Heritable office building totalling approximately 397.92 sq m (4,283 sq ft) offering alternative use potential (subject to consents)

Bid1.

Property Summary

- Heritable office building
- Totalling 397.89 sq m (4,283 sq ft)
- Town centre location
- Alternative use potential (subject to consents)
- Vacant possession

Location

Peterhead lies about 33 miles north of Aberdeen and is one of Aberdeenshire's principle service and employment centres. The town is accessed via the A90 and A950 with the A90 providing access to Aberdeen to the south.

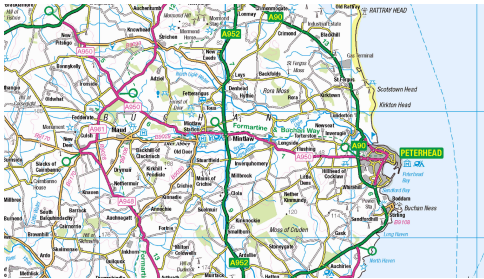
Broad Street lies in the heart of the town centre running east from Seagate by the harbour. The property lies on the north side of the street near its junction with Longate. Nearby occupiers include Clydesdale Bank, the Bank of Scotland and the Aberdeenshire Council Headquarters Building.

Description

A mid terraced building of traditional construction arranged over basement, ground and two upper floors totalling about 397.89 sq m (4,283 sq ft). The building is currently arranged as office and ancillary accommodation with WC facilities at ground and first floor levels and a small kitchen on the second floor. The property may lend itself to alternative uses, subject to obtaining the necessary consents.

Tenure

Heritable



VAT

Refer to the legal pack

EPC

Rating 63 Band E

Local Authority

Aberdeenshire Council
0345 6081208
www.aberdeenshire.gov.uk

Address	Accommodation	Size
51-55 Broad Street	Ground floor offices First floor offices Second floor offices Basement ancillary	111.98 sq m (1,205 sq ft) 109.77 (1,182 sq ft) 81.56 sq m (878 sq ft) 94.61 sq m (1,018 sq ft)
TOTAL		397.92 sq m (4,283 sq ft)

The auctioneers have not measured the property and the floor areas stated are for guidance purposes only and should not be relied upon

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