

1 SKELTON STREET, PETERHEAD, AB42 1HR

LEASE £8,760 PA or £7.30 per sq ft



VACANT - Available for Lease. 1200 sq ft of office/shop space, carpeted throughout.

The premises are located in a prominent position close to other retail/shop units and benefits from local and passing trade. There is parking to the front and side of the premises.

The premises occupies a corner plot with amply display frontage windows for display/advertising purposes. There is an additional door access from the side of the property.

The vacant premises are situated in Buchanhaven, a village within the town of Peterhead. The town centre is one mile from the property and near to Morrison's Supermarket.

JOHN ADAM **PARTNER**
STUART FLOWERDEW **PARTNER**
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Adam & Flowerdew Solicitors is the trading name of Adam Legal LLP, a Limited Liability Partnership registered in Scotland No. S0301795. Registered Office, 2 Marischal Street, Peterhead AB42 1HU.

Main Reception/Office Area - 20'7" x 19'6" (6.29m x 5.97m)

This large reception/office area is entered from Skelton Street. Phone points. Carpeted flooring. Two windows with blinds and door to front of property. Downlighters.

Meeting Room 1 – 14'6" x 8'6" (4.44m x 2.60m)

Carpeted flooring. Phone point. Frosted window to main office area. Downlighters.

Meeting Room 2 – 7'2" x 8'6" (2.19m x 2.61m)

Carpeted flooring. Phone point.

Kitchen Area – 5'7" x 8' (1.71m x 2.45m)

Linoleum flooring. Sink, drainer and base units.

WC – 5'3" x 4'9" (1.62m x 1.46m)

White two piece suite comprising of toilet and wash hand basin. Carpeted flooring. Downlighters.

Shower Room – 3'11" x 5'11" (1.20m x 1.82m)

Single shower unit. Part aqua paneling. Carpeted flooring.

Second Reception/Office Area – 7'4" x 14'10" (2.24m x 4.52m)

The reception/office area can be entered from Skelton Street. Phone points. Carpeted flooring. Window and door to side of property. Frosted window.

Meeting Room 3 – 4'2" x 13'9" (1.29m x 4.20m)

Carpeted flooring. Phone point. Frosted window to second reception/office area.

Rear Hall Area – 20'9" x 4'11" (6.35m x 1.50m)

Carpeted flooring. Downlighters.

Meeting Room 4 – 12'4" x 8'9" (3.78m x 2.67m)

Carpeted flooring. Built-in shelving.

Kitchen Area – 6'1" X 4' (1.88m x 1.24m)

Linoleum flooring. Base units and room for fridge. Shelving above. Small seating area.

Meeting Room 5 – 18'7" x 9'8" (5.69m x 2.97m)

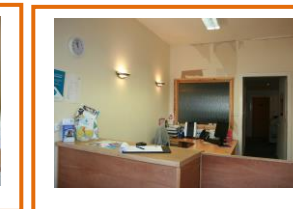
Carpeted flooring – Phone points. Downlighters.

Energy Performance Certificate

The property has an Energy Performance Rating of G

Viewing is strictly by appointment. Please contact Adam & Flowerdew Solicitors on **01779 477388**.

Whilst these particulars have been prepared with care and are believed to be accurate, no liability for any errors or omissions therein or the consequences thereof shall be accepted by the selling agent.



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