

DM HALL

To Let

**CLASS 1A — SHOPS
AND FINANCIAL,
PROFESSIONAL AND
OTHER SERVICES**

**51-57 Mariscal Street,
Peterhead,
AB42 1PR**

- Modern, well-presented Class 1A unit
- Prominent position on West side of Marischal Street within Peterhead town centre
- Immediate access to public parking and strong pedestrian footfall
- Rent: £25,000 per annum (exc VAT)

**532.21 SQM
(5,729 SQ FT)**



Property Details

LOCATION

Marischal Street is an established commercial thoroughfare in the heart of Peterhead, benefitting from high levels of passing traffic and close proximity to main bus routes and public parking. 51-57 Marischal Street occupies a prominent position on the street and is surrounded by regional and national operators including Argos, Superdrug and VPZ.

 [Map Link](#)

DESCRIPTION

The property comprises a modern, mid-terraced Class 1A unit arranged over ground and first floors. Internally, the accommodation provides a predominantly open-plan sales area at ground floor with dedicated office and staff facilities over first floor.

Externally, the property benefits from one dedicated car parking space, with further parking available at the Miden Street Car Park, located directly adjacent.

Specification includes:

- Open-plan layout
- LED lighting
- Suspended heating and cooling ventilation system
- Double-fronted aluminium-framed glazed frontage with pedestrian access
- Rear goods access bay with roller shutter door

ACCOMMODATION

Measured in accordance with the RICS Code of measuring practice (6th edition), the property provides the following approximate area:

Ground Floor	382.18 sq m	(4,114 sq ft)
First Floor	150.03 sq m	(1,615 sq ft)
Total	532.21 sq m	(5,729 sq ft)

SERVICES

The property is served with mains electricity and water with drainage being to the main public sewer.

ENERGY PERFORMANCE

The properties energy performance certificate is currently being assessed. Further details are available on request.

NON-DOMESTIC RATES

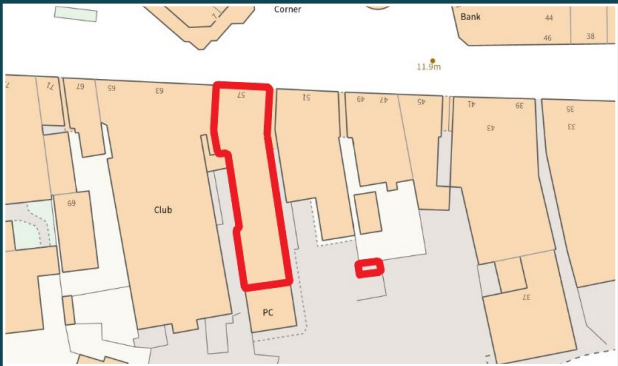
The property is currently listed within the Valuation Roll as having a ratable value of: £32,750

The Uniform Business Rates for the year 2024/2025 is 49.8p in the £.

Water and wastewater rates are also payable.

RENT

£25,000 per annum on Full Repairing and Insuring lease terms.



VAT

All prices quoted in this schedule are exclusive of VAT.

COSTS

Each party will be responsible for their own costs. Any ingoing Tenant will be responsible for their own legal costs. Any ingoing Tenant will be responsible for the payment of LBTT and registration dues.

ANTI-MONEY LAUNDERING

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are required to undertake due diligence on prospective tenants. Once an offer is accepted, the prospective occupier will be required to provide proof of identity, proof of address, and proof of funds before the transaction can proceed.

Make an enquiry

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DM HALL



Regulated by
RICS

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