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MID STREET

FRASERBURGH, ABERDEENSHIRE, AB43 9AJ

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FRASERBURGH

MCEWAN FRASER LEGAL IS DELIGHTED TO PRESENT TO THE MARKET A FULLY REFURBISHED RETAIL PREMISES WITH A SITTING TENANT. THE PROPERTY OFFERS FULL CLASS 3 HOT FOOD TAKEAWAY CONSENTS AND A RENTAL YIELD OF OVER 9.5% LOCATED IN MID STREET, FRASERBURGH. THE OWNER HAS FULLY REFURBISHED THE PREMISES TO A VERY HIGH STANDARD AND HAS ENJOYED A STEADY INCOME FROM THE RENT FOR MANY YEARS.

Accommodation is accessed directly off Mid Street and into the waiting/ordering area. To the rear of the property is a fully functioning commercial kitchen and staff facilities.

Overall Mid Street offers a commercial landlord a hassle free investment, steady income and a healthy return.



Shop Front



Prep Area & Storage





FLOOR PLAN & DIMENSIONS

Approximate Dimensions
(Taken from the widest point)

Shop Front	4.70m (15'5") x 3.80m (12'6")
Prep Area	5.90m (19'4") x 3.80m (12'6")
Store 1	4.40m (14'5") x 2.00m (6'7")
Store 2	3.10m (10'2") x 2.10m (6'11")

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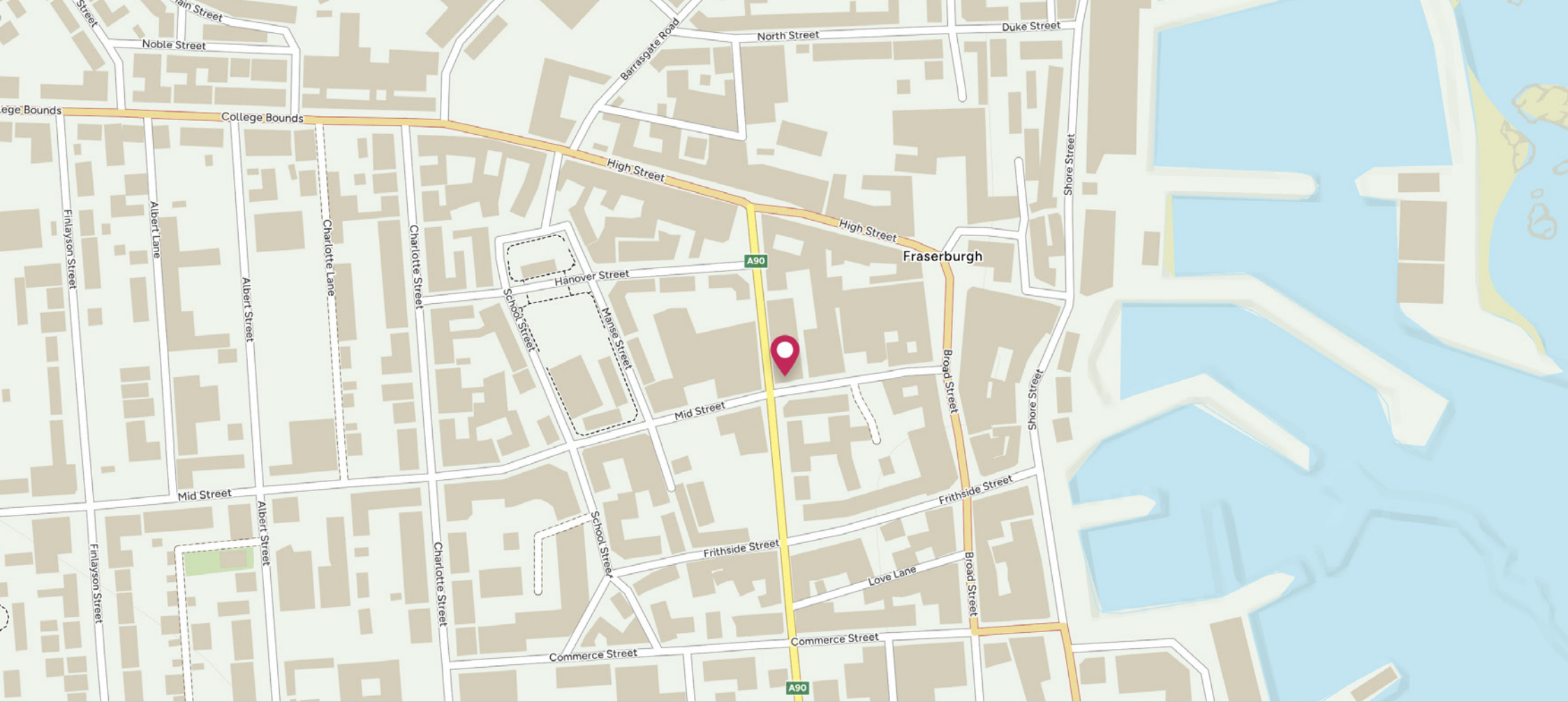
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THE PROPERTY IS LOCATED WITHIN THE TOWN CENTRE OF FRASERBURGH AND IS ONLY A SHORT WALK FROM THE HARBOUR, BEACH AND BUS STATION. FRASERBURGH IS POSITIONED 42 MILES FROM ABERDEEN ON THE NORTH FACING COAST OF BUCHAN.

The town still sees many fishing boats in the harbour and is the largest shellfish port in Europe. The town is a traditional seaside resort and has a good range of local amenities and facilities.

Primary and Secondary schooling are available in Fraserburgh and a good bus service is in operation to the city of Aberdeen.





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Part
Exchange
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