

STEWART & WATSON

your **complete** property & legal service

36 BROAD STREET
FRASERBURGH, AB43 9AH



First floor office premises for lease

- Suitable for a variety of uses
- Open plan front area
- Spacious private rooms
- Short assured tenancy
- Prime town centre location

Rent Negotiable

www.stewartwatson.co.uk

36 BROAD STREET FRASERBURGH AB43 9AH

TYPE OF PROPERTY

These sizable premises are located in the town centre of Fraserburgh close to all amenities, and are suitable for a variety of uses. Benefiting from an exclusive ground floor entrance with the offices being situated on the first floor.

ACCOMMODATION

Entrance Hall

Small entrance vestibule with a further glass door to the hallway with cupboard housing electric meters and staircase to 1st floor.

Accessed by glass door to:

Reception Area **21' x 13'2**
(6.40m x 4.01m)

Bright and airy L-shaped area with open reception with doors leading to private rooms and private area. Two large windows overlooking Broad Street.

Room 1 **17'3 x 8'2**
(5.26m x 2.49m)

Spacious room with large front facing window allowing in plenty of natural light. Neutral décor, carpeted.

Room 2 **14' x 8'9**
(4.27m x 2.67m)

Bright and spacious room with rear facing window.

Room 3 **10'9 x 10'3**
(3.28m x 3.12m)

Further spacious rear facing window, carpet and light décor.

Storage/Utility Area

A hallway with fitted shelving and small utility area with wall and base units with stainless steel sink and drainer. Water Heater and access to both ladies and gent's toilets.

Toilets

Ladies and gent's WC both with separate area with whb.

Tenancy Agreement

The premises is offered on a short assured tenancy for a minimum period of 6 months. A longer lease may be considered. Payment of a deposit by way of 1st months rent along with the 1st months rent in advance will be required prior to the start date.

Rates

The usual service costs and rate will be required to be paid by tenants.

Entry

By arrangement

Viewing

Contact our Fraserburgh Office – 01346 514443

Email

Email:
fraserburgh.property@stewartwatson.co.uk

Offers

All offers should be submitted in writing to our Fraserburgh office

FREE VALUATION - We are pleased to offer a free and without obligation, valuation of your own property. Contact Property Department at any of our offices.

These particulars do not constitute any part of an offer or contract. All statements contained herein, while believed to be correct, are not guaranteed. All measurements are approximate. Intending purchasers or leasees must satisfy themselves by inspection or otherwise, as to the accuracy of each of the statements contained in these particulars.

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38 Broad Street, Fraserburgh AB43 9AH (01346) 514443
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