

STEWART & WATSON

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54 BROAD STREET
PETERHEAD, AB42 1BX



Top Floor Office Premises

- ... Convenient central location
- ... Three good-sized offices
- ... Strongroom & cloakroom
- ... Additional large attic area
- ... Public parking immediately outside

Offers Over £56,000

www.stewartwatson.co.uk

SITUATION

Conveniently located near the town centre, this top floor office premises offers an ideal business opportunity and could be utilised for a variety of purposes.

ACCOMMODATION

Entrance Hall

Shared entrance provides access into the building. Fire exit to rear. Staircase with wooden handrail leading to :

Upper Landing

A built-in cupboard provides plenty space for storage.

Office 1 **18'2 at longest x 15'2**
(5.54m x 4.62m)

This is a generously proportioned office and will easily accommodate a range of office furniture. Built-in cupboard.

Office 2/ **13'7 x 11'11**
Staff Room (4.14m x 3.63m)
this is a spacious office. Built-in cupboard

Office 3 **10'5 x 10'1**
(3.17m x 3.07m)



Another good-sized office with a window to the front.

Strong Room

Located to the rear of a walk-in storage area, this room is served by a fire-resistant security door and benefits from built-in cupboards.

Attic

27'1 x 19'6
(8.15m x 5.94m)



A wooden staircase leads up to this area which is currently suitable for storage only and is equipped with power and light. Skylights.

Cloakroom

Comprising WC and stainless steel sink and drainer. Vinyl flooring. Window to rear.

Outside

There is a small shared area to the rear of the property and is accessed by a mutual side passage.

OUTSIDE

A communal side passageway leads to a shared area to the rear.

Rateable Value
£3,400 per annum

EPC Banding
EPC=G

Entry
By arrangement

Viewing
Contact our Peterhead office – (01779) 476351

Email
peterhead.property@stewartwatson.co.uk

Offers
All offers should be submitted in writing to our Peterhead office

Reference NH/HG

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

These particulars do not constitute any part of an offer or contract. All statements contained therein, 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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