

13/15 Broad Street,
Fraserburgh, Aberdeenshire AB43 9AE

Heritable Retail Investment

Lot 34

£30,000 per annum
exclusive



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail/Ancillary	244.05 sq m (2,627 sq ft)	MACKAYS STORES LIMITED	5 years from 24/06/17 on a full repairing and insuring lease	£30,000	23/06/2022
First	Ancillary	87.61 sq m (943 sq ft)	t/a M&Co (1)			
Total		331.66 sq m (3,570 sq ft)			£30,000	

(1) Mackay Stores Limited trade as M&Co throughout the UK. The first Mackays store opened 50 years ago and the family business now trades from almost 300 stores and employs more than 3,900 staff (www.mandco.com). For the year ending 24/02/2017, Mackays Stores Limited reported a turnover of £165,611,000, pre-tax profits of £1,100,000 and a total net worth of £36,441,000 (Source: Experian Group 08/11/17).

Key Details

- Let to Mackays Stores Limited on a recently renewed lease
- Tenant recently undertaken a refurbishment programme
- Tenant has been in occupation since 1988
- Prominent location in prime retailing pitch
- Neighbouring occupiers include, Boots, Card Factory, Superdrug and Iceland

Location

Miles: 40 miles north of Aberdeen
17 miles north of Peterhead
Roads: A90
Rail: Aberdeen Railway Station
Air: Aberdeen Airport

Situation

The property is prominently located in the west of the town centre on the east side of Broad Street, the town's principal retailing thoroughfare. Nearby occupiers include Boots, Card Factory, Iceland and Superdrug.

Description

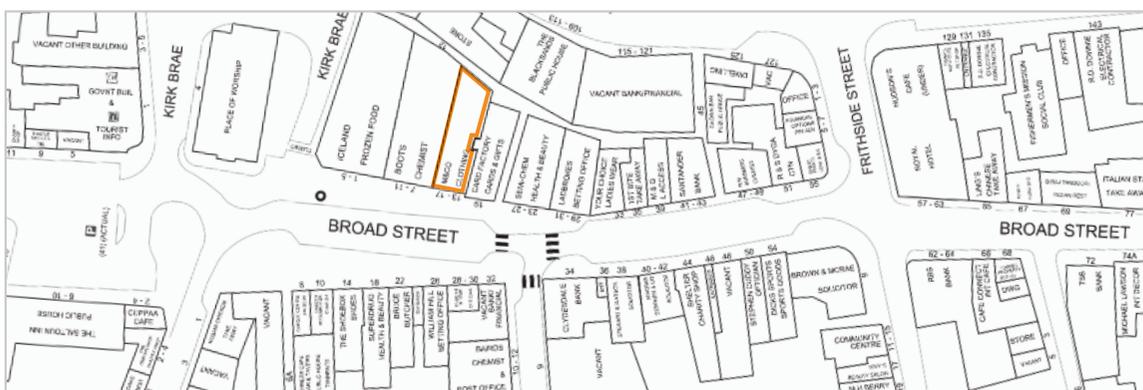
The property comprises ground floor retail accommodation with ancillary accommodation on the first floor.

Tenure

Heritable (Scottish equivalent of English Freehold).

VAT

VAT is not applicable to this lot.



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