Lot 38

£25,000 Per Annum Exclusive

14/16 Erroll Street, Peterhead, Aberdeenshire AB42 1PX

Heritable Retail Investment

Key Details

- Let to M&Co Trading Ltd (t/a M&Co) at a rebased rent of £25,000 p.a.x.

- Two buildings interconnected comprising approximately 669.77 sqm (7,204 sqft)

- Town Centre location benefitting from on street car parking

- Nearby occupiers include Farmfoods, Argos, Card Factory, BrewDog and Aberdeen Council

- VAT free investment

Location

Miles:	17 miles south-east of Fraserburgh
	29 miles north-east of Aberdeen
Roads:	A90
Rail:	Aberdeen Railway Station
Air:	Aberdeen Airport

Situation

Peterhead is a coastal town located approximately 17 miles south-east of Fraserburgh and 29 miles north-east of Aberdeen. The property is located on the north side of Erroll Street, a continuation of the main retail street in the town. Nearby occupiers include Farmfoods, Superdrug, Argos, Card Factory, BrewDog and Aberdeen Council.

Description

The property comprises two properties connected at ground and first floors. With retail sales at ground and first floors, there is ancillary, stock and staff areas at second floor.

Tenure

Heritable. (Scottish Equivalent of English Freehold).

VAT

VAT is not applicable to this lot.

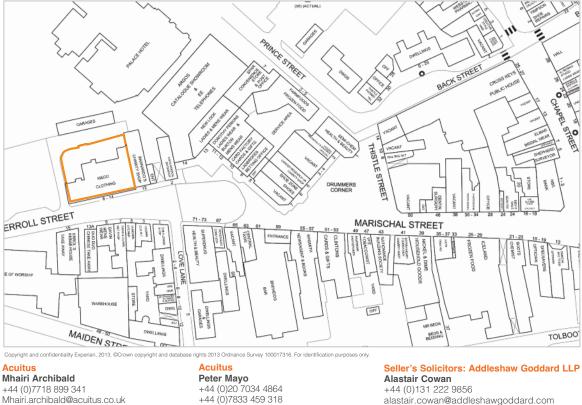## Energy Performance Certificate

D. See legal pack at www.acuitus.co.uk.

Viewings

Please contact Mhairi Archibald (0771 8899 341)

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.
Ground	Retail sales	383.22 sq m	(4,125 sq ft)	M&CO TRADING	04/08/2020 to	£25,000
First	Retail sales	190.26 sq m	(2,048 sq ft)	LIMITED (2)	03/08/2025(1)	
Attic	Ancillary	95.78 sq m	(1,031 sq ft)			
Total		**669.77 sq m**	**(7,204 sq ft)**			**£25,000**

(1) Tenant option to determine the lease on the third anniversary of the term (upon six months written notice)
(2) M&Co was founded in 1834 and operate from over 300 stores. M&Co employs over 3,900 staff members (mandco.com 24/02/2021).

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Acuitus
Mhairi Archibald
+44 (0)7718 899 341
Mhairi.archibald@acuitus.co.uk

Acuitus
Peter Mayo
+44 (0)20 7034 4864
+44 (0)7833 459 318
Peter.mayo@acuitus.co.uk

Seller's Solicitors: Addleshaw Goddard LLP
Alastair Cowan
+44 (0)131 222 9856
alastair.cowan@addleshawgoddard.com