

13/15 BROAD STREET, FRASERBURGH. AB43 9AE

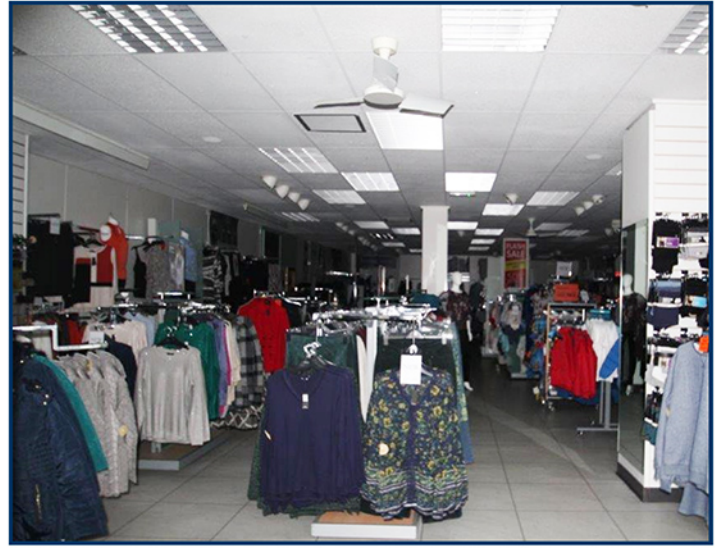
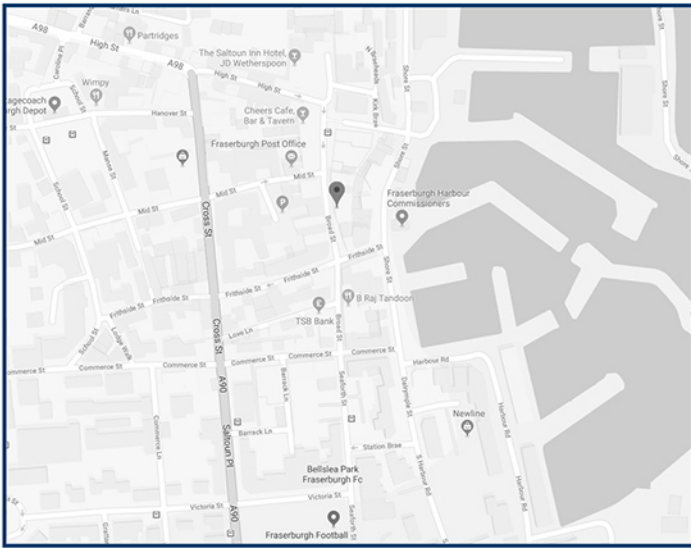


PRIME RETAIL INVESTMENT IN TOWN CENTRE

Fraserburgh, with a population of about 12,500 is located approximately 40 miles north-east of Aberdeen and 17 miles north of Peterhead and it is the largest shellfish port in Europe.

The town is located at the tip of the A90 trunk road.

- Lease Extension to 2022
- £345,000 with NIY of 8.7%
- Ground and First Floor extending to 3,570sq ft
- Off Market Opportunity



Subjects

The subject comprise a ground and first floor retail unit overlaid by a pitched slate roof to the front and a flat roof to the rear.

The subjects are located within the central retail parade in Fraserburgh.

Internally the subjects have been fitted out to a very high standard in accordance with the corporate branding and designs of the tenants further 300 stores nationwide.

TENANCY INFORMATION

The subjects are let to Mackays Stores Ltd, trading as M&Co on a F.R.I lease with a lease extension from 24/6/17 for a further 5 years at an agreed passing rent of £30,000per annum.

The tenants have been in situ since 1988 with several lease extensions during that term.

Mackays Stores Ltd announced plans to open a further 75 stores over the next 5 years following announcement of sales increase to £165.6m for the year end Feb 16'



PROPOSAL

The subjects are available for offers in excess of £345,000

V.A.T.

The subjects have not been elected for V.A.T.

E.P.C.

Available on request

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