

## Peterhead

**51/53 Marischal Street  
Aberdeenshire  
AB42 1PR**

- **Heritable Shop Investment**
- Well located in the pedestrianised town centre
- Let to AG Retail Cards Limited on a lease expiring in 2025 (no breaks)
- Rent Review 2020
- Current Rent Reserved  
**£52,500 pa**

**OVER SEVEN WEEK COMPLETION  
AVAILABLE**



### Tenure

Heritable (Scottish equivalent of Freehold).

### Location

Peterhead, with a population of approximately 17,000, is a major fishing port and a servicing base for North Sea Oil Installations. It is located 34 miles north of Aberdeen and about 18 miles south of Fraserburgh. The town benefits from good road links with the A950 and the A982 providing direct access to the A90 Fraserburgh to Aberdeen Road.

The property is situated on the pedestrianised section of Marischal Street which is the main shopping street in the town centre. Occupiers close by include WH Smith (adjacent), Nationwide, British Heart Foundation, Stead & Simpson, H Samuel and Superdrug.

### Description

The property is arranged on ground and one upper floor to provide a double fronted shop unit with ancillary accommodation on the first floor. The property benefits from rear loading access and there is limited on-site car parking.

The property provides the following accommodation and dimensions:

|                       |                   |                    |
|-----------------------|-------------------|--------------------|
| <b>Gross Frontage</b> | <b>11.85 m</b>    | <b>(38' 10")</b>   |
| <b>Net Frontage</b>   | <b>11.07 m</b>    | <b>(36' 4")</b>    |
| <b>Shop Depth</b>     | <b>29.19 m</b>    | <b>(95' 9")</b>    |
| <b>Built Depth</b>    | <b>29.77 m</b>    | <b>(97' 8")</b>    |
| <b>First Floor</b>    | <b>73.21 sq m</b> | <b>(788 sq ft)</b> |

### Tenancy

The entire property is at present let on a full repairing and insuring basis to AG RETAIL CARDS LIMITED. The tenant has recently entered into an agreement to extend the lease until the 1st August 2025 and as from completion the rent will be £52,500 per annum, subject to a rent review in 2020.

### Tenant Information

Clinton Cards trades from 397 stores in the UK and is managed by Schurman Retail Group which operates 400 stores throughout North America.

Website Address: [www.americangreetingcards.com](http://www.americangreetingcards.com) and [www.clintoncards.co.uk](http://www.clintoncards.co.uk)

For the 36 weeks ended 2nd February 2013, AG Retail Cards Limited reported a turnover of £153.369m, a pre-tax profit of £10.303m and a net worth of £4.717m. (Source: riskdisk.com 20.02.2014)

### VAT

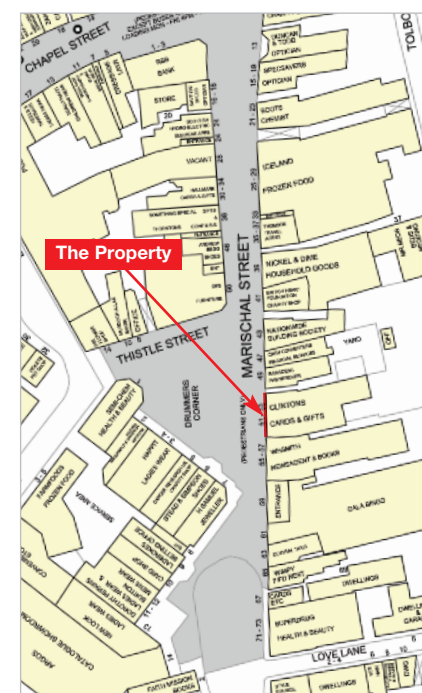
VAT is applicable to this lot.

### Documents

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

### Energy Performance Certificate

EPC Rating 89 Band F+ (Copy available on website).



Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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