



Tenure
Heritable.

Location
Fraserburgh is located on the east coast of Scotland 41 miles north of Aberdeen and 50 miles east of Elgin at the intersection of the A90 and A98. The town is the largest shellfish port in Europe, a major white fish port and busy commercial harbour. The property is situated fronting Broad Street, which is the town's principal retail thoroughfare. Multiple retailers represented close by include RBS, Clydesdale Semi-Chem, British Heart Foundation, M&Co, Boots etc.

Description
The property is arranged on ground and one upper floor to provide a ground floor banking hall with ancillary accommodation above.

The property provides the following accommodation and dimensions:

Gross Frontage	10.36 m	(33' 11")
Net Frontage	8.49 m	(27' 10")
Shop Depth	14.44 m	(47' 5")
Built Depth	14.94 m	(49' 0")
First Floor	87.80 sq m	(945 sq ft)

Tenancy
The entire property is at present let to SANTANDER UK PLC for a term of years commencing 25th March 2004 expiring 23rd June 2019 at a current rent of £19,500 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

In respect of the rent review due on 24th June 2014, no action has been taken.

Tenant Information
No. of Branches: 1,300.
Website Address: www.santander.co.uk
For the year ended 31st December 2013, Santander UK plc reported a turnover of £0, a pre-tax profit of £1.139bn, shareholders' funds of £12.22bn and a net worth of £9.885bn.
(Source: riskdisk.com 12.06.2014.)

VAT
VAT is not applicable to this lot.

Documents
The legal pack will be available from the website www.allso.co.uk

Energy Performance Certificate
For EPC Rating please see website.

Viewings
Please e-mail viewings@allso.co.uk before 12 noon on Wednesday 25th June if you would like details of the single block viewing.
Photo ID will be required on the day. In the subject box of your email, please ensure you enter **Lot 98 Fraserburgh**.

Fraserburgh

41/43 Broad Street
Aberdeenshire
AB43 9AE

- Heritable Bank Investment
 - Town Centre location
 - Let to Santander UK Plc
 - Lease expires 2019
 - Current Rent Reserved
- £19,500 pa**

**SIX WEEK COMPLETION
AVAILABLE**

