



79 HIGH STREET, FRASERBURGH, AB43 9ET

**Offers In Region Of** £77,000

- WELL MAINTAINED SHOP PREMISES LARGE WORKING AREA
- FULLY MODERNISED

STORAGE AREA

• GARAGE

• EPC RATING - E

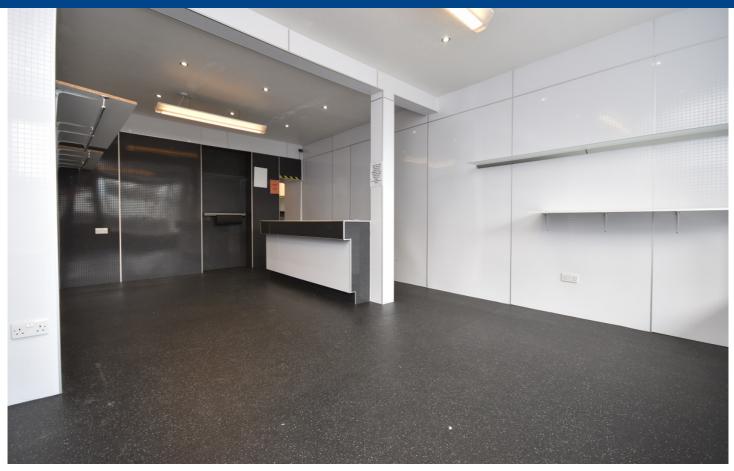
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SHOP



SHOP AREA ALTERNATIVE VIEW



SHOP AREA ALTERNATIVE VIEW



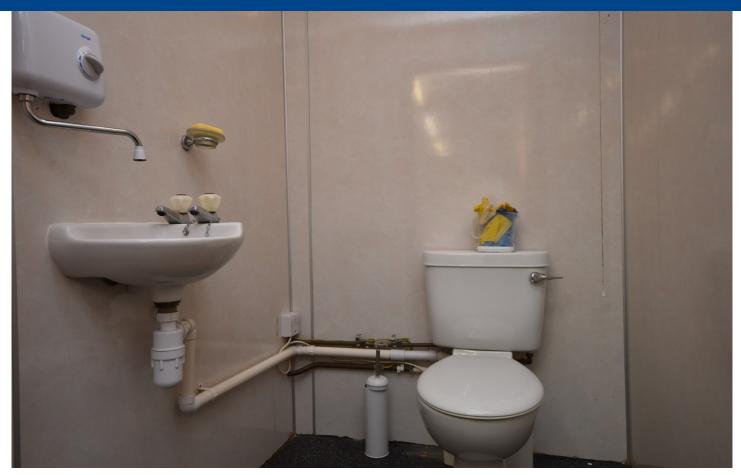
MAIN WORK AREA TO THE REAR



MAIN WORK AREA ALTERNATIVE VIEW



WORK AREA



WC



STORAGE AREA



Excellent opportunity to purchase a well-maintained shop close to the town centre.

Inside this shop there is plenty of space for a range of uses, to the rear there is a large working area with work tops on either side, a staff toilet a rear entrance and storage area.

The extension to the rear and garage have both been re roofed.

Outside there is a parking space and garage.

Viewing is highly recommended as this property would suitable for a wide range of businesses.

ENTRY

By arrangement.

VIEWING ARRANGEMENTS

Call agents on 01346 514545.

## Measurements

Shop  $- 6.9m \times 4.5m$ Main work area  $- 16.2m \times 3.7m$ Rear storage area  $- 3.7m \times 1.4m$ WC  $- 1.6m \times 1.3m$ Garage  $- 4.7m \times 3m$ 

Whilst these particulars are believed to be correct they are not warranted and are not to form part of any contract of sale