



Your Fraserburgh Solicitors



**56-58A HIGH STREET, FRASERBURGH,
ABERDEENSHIRE, AB43 9HP**

**Offers Over
£125,000**

- COMMERCIAL OFFICES
- 7 ROOMS
- 5 TOILETS
- GAS CENTRAL HEATING
- ACCESS TO THE REAR
- EPC RATING - E

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MAIN SHOP/ROOM 2



MAIN SHOP/ROOM 2 ALTERNATIVE VIEW



ROOM 1



UPSTAIRS STAFF ROOM



GROUND FLOOR STAFF ROOM



UPSTAIRS WC



ROOM 3 ENTRANCE



ROOM 3



ROOM 3 ALTERNATIVE VIEW



ROOM 6



ROOM 7



STORAGE ROOM



TOILET 1



TOILET 2



DISABLED TOILET

DESCRIPTION

56-58A High Street is a large commercial property with a good size shop front that would be suitable for a range of businesses.

The property comprises of, entrance hallway leading into a shop and meeting room with another storage room, staircase to first floor room, staff room and WC. There is another separate entrance to the front which leads to a further four rooms, staff room, disabled toilet and four separate toilets. There are also three access doors to the rear off the property and a shared access leading onto hunters lane.

Located close by is a private car park over which parties have a right of access.

ENTRY

By arrangement

VIEWING ARRANGEMENTS

Call agents on

MEASUREMENTS

Main shop-meeting room 2 - 4.7m x 4.3m

Staff room - 3.5m x 2.4m

Office-meeting room 1 - 5m x 3.2m

WC - 1.5M X 1.3M

Room 3 - 5.6m x 4m

Room 4 - 4.7m x 3.7m

Room 5 - 6.3m x 4.6m

Room 6 - 6.3m x 4.2m

Room 7 - 8.4m x 5.6m

Rear toilet 1 - 3.9m x 2.3m

Rear toilet 2 - 3.3m x 2.9m

Ground floor staff room - 4m x 2.8m

Disabled toilet - 2.3m x 1.6m

Toilet 1 - 1.6m x 1.4m

Toilet 2 - 3.3m x 2m

Staff toilet - 2.2m x 1.5m