



Your Fraserburgh Solicitors



**48 BROAD, STREET, FRASERBURGH, ABERDEENSHIRE,
AB43 5AE**

£12,000 Per Annum

- COMMERCIAL SHOP/OFFICES
- RECEPTION
- 5 ROOMS
- WC
- GAS AND ELECTRIC HEATING
- EPC RATING - C

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ENTRANCE



RECEPTION MEETING ROOM



ROOM 1



ROOM 2



ROOM 3



ROOM 5



WC



STAFF AREA



KITCHEN



MEETING AREA

DESCRIPTION

48 Broad Street is a good sized commercial located in the centre of town. This property would be ideal for a range of businesses looking for a large office or shop space in a busy area of town.

The property has two large display windows, entrance, reception or waiting room, five rooms, meeting area, large open plan kitchen staff area, and WC.

The property benefits from gas central heating and electric heating in the rooms.

Viewing is highly recommended.

ENTRY

By arrangement

VIEWING ARRANGEMENTS

Call agents on

MEASUREMENTS

- Reception/meeting room - 3.1m x 3m
- Room 1 - 2.6m x 2.4m
- Room 2 - 2.6m x 2.4m
- Room 3 - 3.4m x 2.4m
- Room 4 - 3m x 2.4m
- Room 5 - 4.5m 4.3m
- WC - 2m x 1.6m
- Meeting area - 5.9m x 3 7m
- Kitchen/staff area - 7.3m x 5.7m