

## DEVELOPMENT OPPORTUNITY

- > TOWN CENTRE LOCATION
- > TOTAL AREA – 122.63 SQM (1,320 SQFT)
- > SUITABLE FOR RESIDENTIAL CONVERSION SUBJECT TO PLANNING

FOR SALE

**18 JAMES STREET, PETERHEAD, AB42 1DR**

**CONTACT:** Mark McQueen, [mark.mcqueen@shepherd.co.uk](mailto:mark.mcqueen@shepherd.co.uk), 01224 202800 [www.shepherd.co.uk](http://www.shepherd.co.uk)



**LOCATION:**

The property is located in Peterhead approximately 33 miles north of Aberdeen. Major employment in the town includes fishing, onshore support for the oil industry, manufacturing and food processing. The population is approximately 18,000.

The property is located on the north side of James Street, between its junction with Rose Street and Harbour Street to the south east of Marischal Street within the Harbour area. The property benefits from a single off street parking space and free on street parking is available within the immediate vicinity.

**DESCRIPTION:**

The subjects comprise a traditional two storey and attic building of granite and slate construction. There is a single storey extension to the rear of rendered block work construction with a flat roof over. Internally, the space is configured to provide a series of cellular traditional rooms.

**CONSERVATION AREA:**

18 James Street lies in the Peterhead Central Conservation Area.

**ADDITIONAL INFORMATION**

60 and 62 Broad Street, located close to 18 James Street are also available for sale and could form part of larger development.

**ACCOMMODATION**

	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	122.63	1,320

The above floor areas have been calculated on a Gross Internal Floor area basis in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition)

**RATEABLE VALUE**

The subjects are entered into the Valuation Roll at a Rateable Value of £5,900.

**PRICE**

Offers are invited for our client's interest in the subjects

**VAT**

All figures quoted are exclusive of VAT at the prevailing rate.

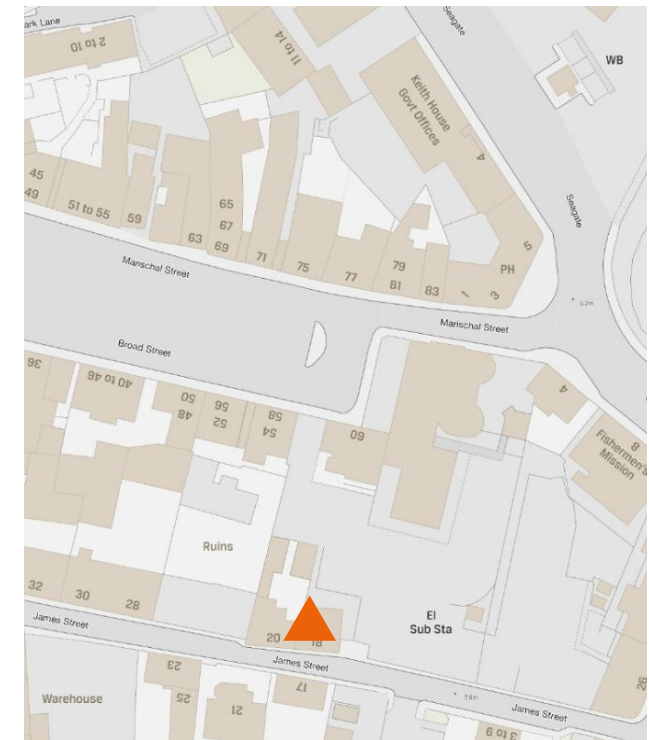
**CLOSING DATE**

Whilst a closing date may not necessarily be set, interested parties are asked to note their interest in the premises to be kept informed of any such closing date that may be set.

**ENERGY PERFORMANCE CERTIFICATE**

The subjects have a current Energy Performance Certificate of 'B C'.

Further information and a recommendation report is available to seriously interested parties on request.



**For further information or viewing arrangements please contact the sole agents:**

**Shepherd Chartered Surveyors** 25 Queens Road, Aberdeen, AB15 4ZN, 01224 202800  
Mark McQueen Mark.mcqueen@shepherd.co.uk

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