



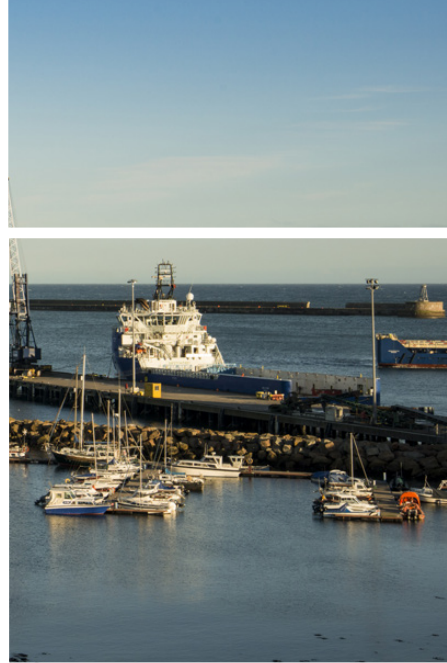

McEwan Fraser Legal

Solicitors & Estate Agents

01224 472 441

85 & 87 Queen Street

PETERHEAD, AB42 1UA

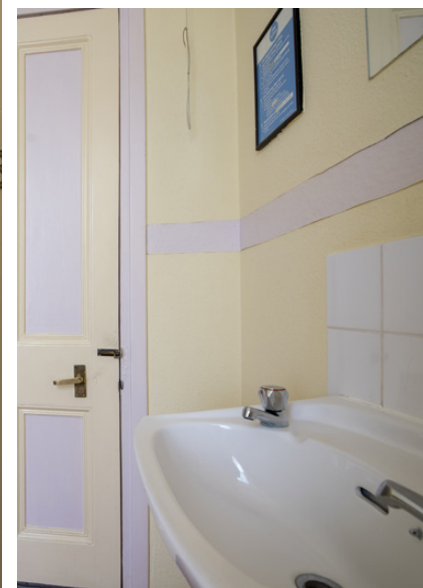


PETERHEAD, AB42-1UA

The property business is located on the main road near to the town centre. There is easy access to the main A90 Peterhead to Aberdeen road and to the fishing, oil and gas industries in the area.

Peterhead town centre is within walking distance and provides all that one would expect from modern day living, including a multitude of local shops, pubs, restaurants, and major supermarkets. The local area and the town offer an excellent bus service with the city of Aberdeen approximately 29 miles south of Peterhead.

This east coast town is well known for its thriving harbour and bustling fish market providing a wide range of services to the fishing, oil, gas and other maritime industries.



85 & 87 QUEEN STREET

Two large semi-detached traditional build properties in an excellent central location, ideal for easy access to all local business industries, town facilities and local amenities.

This opportunity offers the purchasers an operating investment property, the property is HMO compliant which offers the flexibility for room lets or whole property rental. The property is currently under a week to week rents with many long-term workers and monthly contracts which would continue for the new owner. Both properties are generous with a total of 16 letting bedsits and offers well laid out accommodation for its current use. Current room rates are £120.00 per bedsit on a weekly contract and £455.00 PCM on a monthly contract.

The letting accommodation consists of Number 85: Eight letting bedsits, one with an en-suite. Two shared bathroom/shower rooms and a laundry room.

Number 87: Eight letting bedsits with two shared bathrooms and a laundry room.

Both properties benefit from good storage throughout. This is an excellent opportunity to purchase these properties which has an excellent trade history, rental figures are available on request from interested parties only.



**Extras
(Included in the sale)**

All contents to run the business is included, a general list of contents will be provided on request.

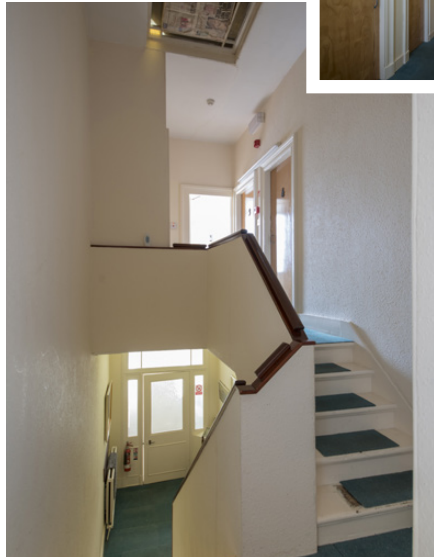
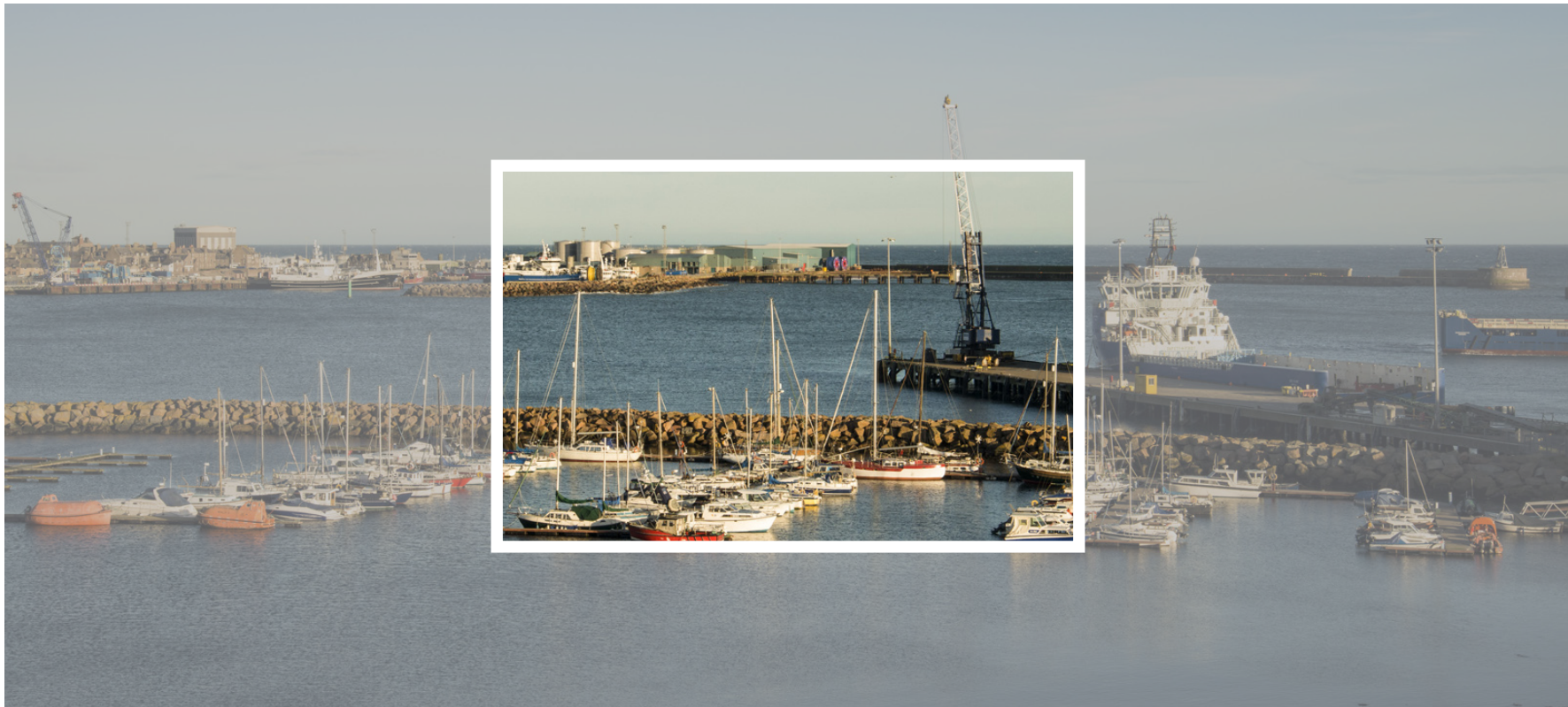


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McEwan Fraser Legal
 Solicitors & Estate Agents

Tel. 01224 472 441
 www.mcewanfraserlegal.co.uk
 info@mcewanfraserlegal.co.uk

**Part
 Exchange
 Available**

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Text and description
ANDREW REID
 Surveyor



Professional photography
SCOTT MARSHALL
 Photographer



Layout graphics and design
EAMONN MULLANE
 Designer