

# FOR SALE BY ONLINE AUCTION

**Auction Date:**  
**10<sup>th</sup> February 2026**

**Former Police Station**

**Town Centre Location**

**Suitable for a variety of uses or  
redevelopment**

**Size: 1,176.8 sqm (12,667 sqft)**

**Guide Price : £60,000**



WHAT 3 WORDS

**4 MERCHANT STREET, PETERHEAD, AB42 1BU**

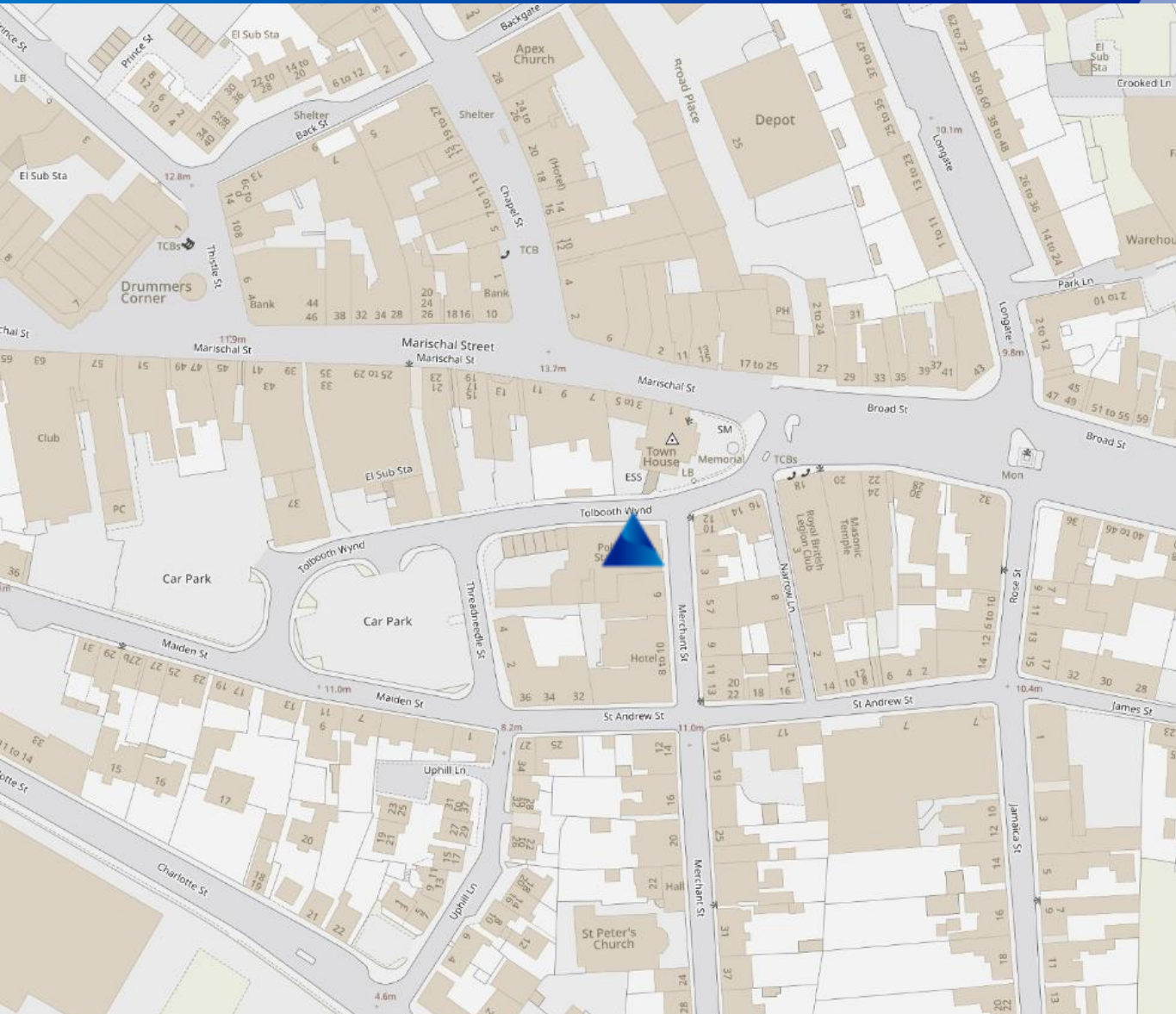
**CONTACT: Melanie Grant** [melanie.grant@shepherd.co.uk](mailto:melanie.grant@shepherd.co.uk) | 01224 202800 | [shepherd.co.uk](http://shepherd.co.uk)  
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**SHEPHERD**  
PROPERTY AUCTIONS



# Location

4 MERCHANT STREET, PETERHEAD, AB42 1BU



The property can be found within the Town of Peterhead, approximately 33 miles north of Aberdeen. Major employment in the town include fishing, onshore support for the oil industry, manufacturing and food processing. The population is approximately 18,000.

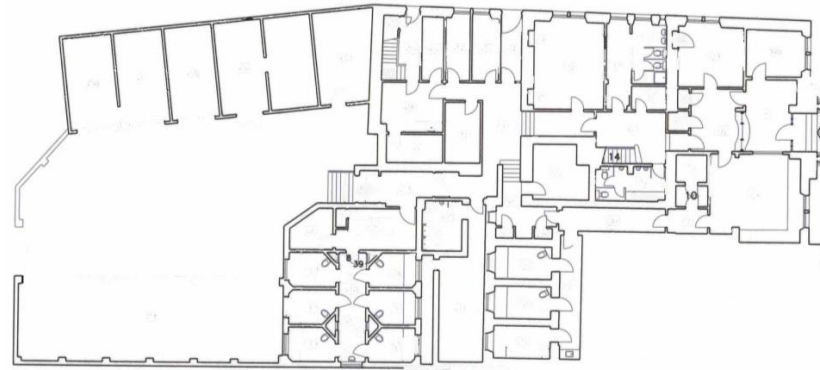
The subjects themselves are located on the corner of Merchant Street and Tollbooth Wynd only a short distance from Marischal Street, the Town's main commercial thoroughfare. The rear of the subjects are also opposite two large pay and display car parks that serve the Town Centre.



FIND ON GOOGLE MAPS



**Ground Floor Layout**



**First Floor Layout**



**Second Floor Layout**





# Description

4 MERCHANT STREET, PETERHEAD, AB42 1BU



The premises were utilised as a Police Station and may be suitable for a variety of uses subject to planning. The property comprises of two semi-detached buildings which have been linked and arranged over ground, first and second floor along with garages and compound to the rear.

The subjects provide cellular office accommodation with associated w.c. and tea prep facilities.

## Accommodation

	m <sup>2</sup>	ft <sup>2</sup>
<b>Ground Floor</b>	478.9	5,155
<b>First Floor</b>	262.1	2,821
<b>Second Floor</b>	244.5	2,632
<b>Garages</b>	107.3	1,155
<b>Outbuildings</b>	84	904
<b>Total</b>	<b>1,176.8</b>	<b>12,667</b>

The above floor areas have been calculated on a Gross Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



## Auction Date

The auction will be held on 10<sup>th</sup> February 2026 at 2:30pm.

## Registering to Bid

All parties wishing to bid will be required to pre-register against any lots they wish to bid on using the link below:

<https://www.shepherd.co.uk/auctions-remote-bidding/>

Bidders will also be invited to undertake an AML identity check and provide debit card details for a Stripe check.

## Deposit

At the end of the auction, the winning bidder must immediately pay a non-refundable deposit of 10% of the purchase price (plus VAT if appropriate), subject to a minimum of £5,000.

## Reserve Price

The reserve price is the minimum price for which the property can be sold, this figure is confidential between the auctioneer and the vendor and cannot be disclosed.

If the reserve price isn't met, the property will remain unsold.

You can contact our team and at this point you'll be able to make an offer which will be referred to the sellers for their consideration

## Guide Price

The property has a guide price of £60,000

If properties are advertised with a guide price this will be within 10% either above or below the reserve price.

If the guide is shown as falling within a range of prices then the reserve price will not exceed the highest value quoted.

## Buyer Fees

The buyer's fee is 1.5% plus VAT subject to a minimum of £2,000 plus VAT.

## Legal Pack

The legal pack is available to view online.

## VAT

See Legal Pack.

## Energy Performance Certificate

The property has an energy rating of G.

A copy of the EPC is available upon request.

## Get in Touch

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



**Melanie Grant**

[Melanie.grant@shepherd.co.uk](mailto:Melanie.grant@shepherd.co.uk)



**James Cavanagh**

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## Shepherd Chartered Surveyors

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t: 01224 202800



## ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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