

FOR SALE  
BY ONLINE  
AUCTION



AUCTION DATE: 10<sup>th</sup>  
FEBRUARY 2026

MID-TERRACED GROUND  
FLOOR RETAIL UNIT WITH FIRST  
FLOOR/ATTIC OFFICE AND  
STORAGE SPACE

POTENTIAL TO CONVERT INTO  
RESIDENTIAL (SUBJECT TO  
CONSENT)

PUBLIC CAR PARK AT REAR

POPULAR THOROUGHFARE IN  
ARBROATH TOWN CENTRE

NIA: 352.56 SQ. M (3,795 SQ. FT)

Guide Price : £75,000



VIDEO TOUR



WHAT 3 WORDS

12 COMMERCE STREET, ARBROATH, DD11 1NB

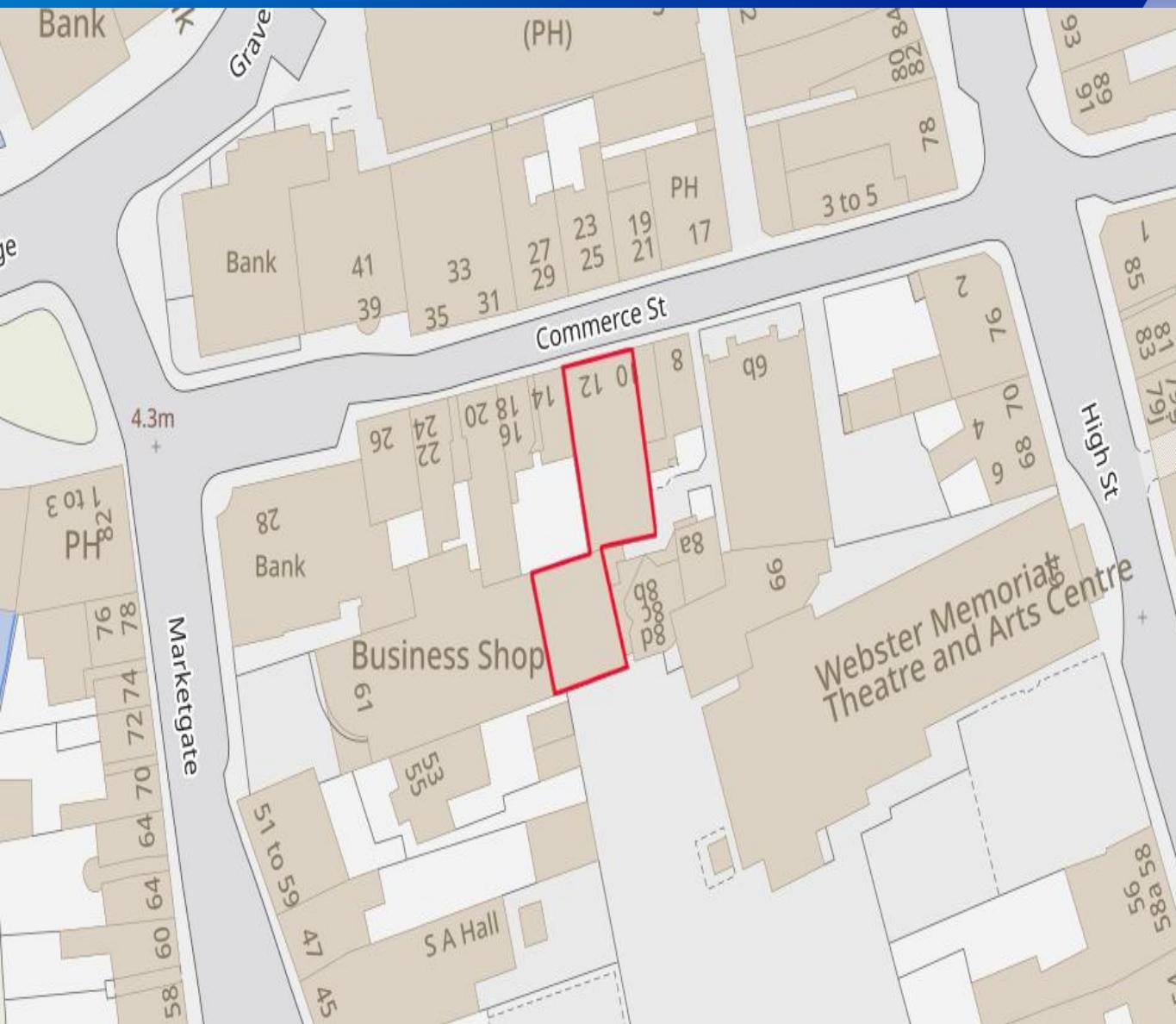
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**SHEPHERD**  
PROPERTY AUCTIONS



# Location

12 COMMERCE STREET, ARBROATH, DD11 1NB



## LOCATION

Arbroath is one of the principal towns within the local authority region of Angus with a resident population of around 24,000 persons (source Angus Council) and is located approximately 31 kilometres (19 miles) northeast of Dundee and 84 kilometres (52 miles) south of Aberdeen.

The subjects are located on a busy thoroughfare in Arbroath town centre.

Commerce Street is a popular retail location and there is a mixture of businesses within the immediate vicinity.

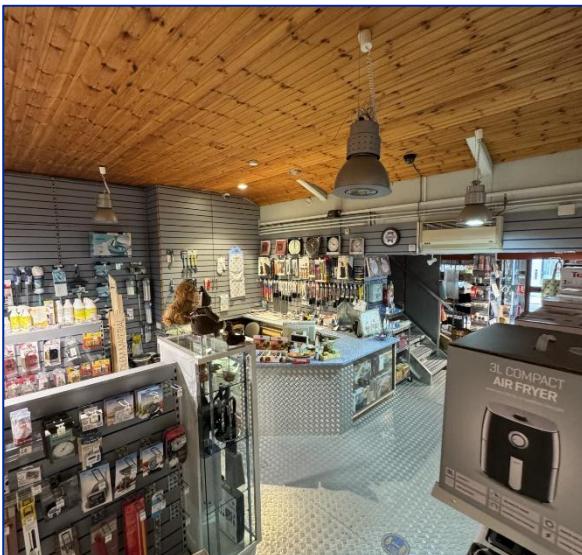
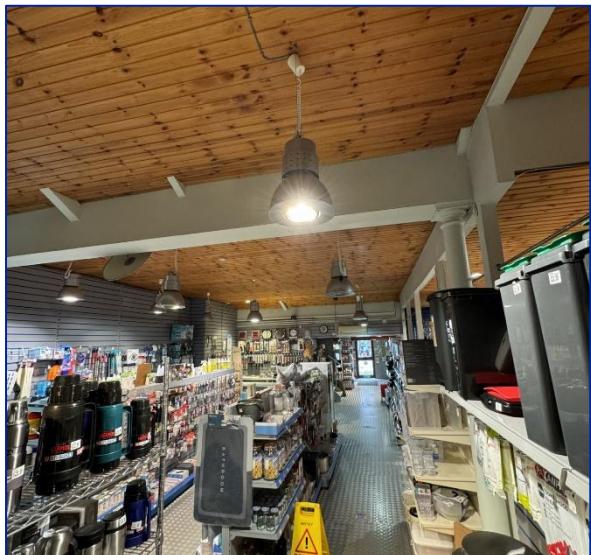
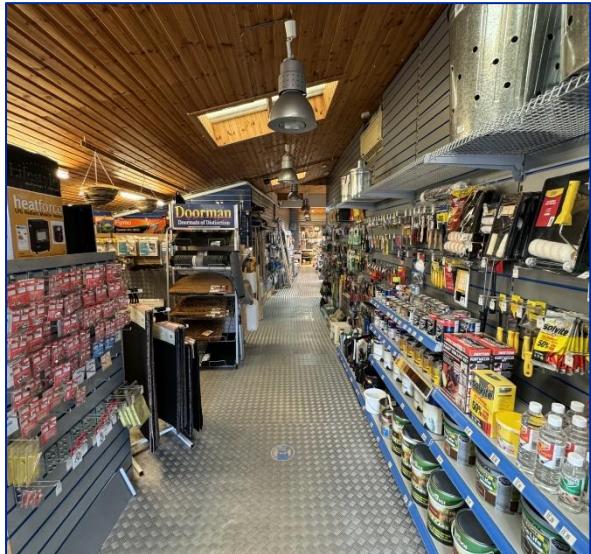


[FIND ON GOOGLE MAPS](#)



# Description

12 COMMERCE STREET, ARBROATH, DD11 1NB



## DESCRIPTION

The subjects comprise a mid-terraced two storey and attic retail unit fronting Commerce Street with single storey rear extension and storage area.

The retail unit currently trades as a cookshop/hardware shop. Internally the shop is laid out with ground floor retail space and office, staff room and storage on the first floor.

The property benefits from double window frontage onto Commerce Street. There is rear door access to the shop with a public car park located to the rear.

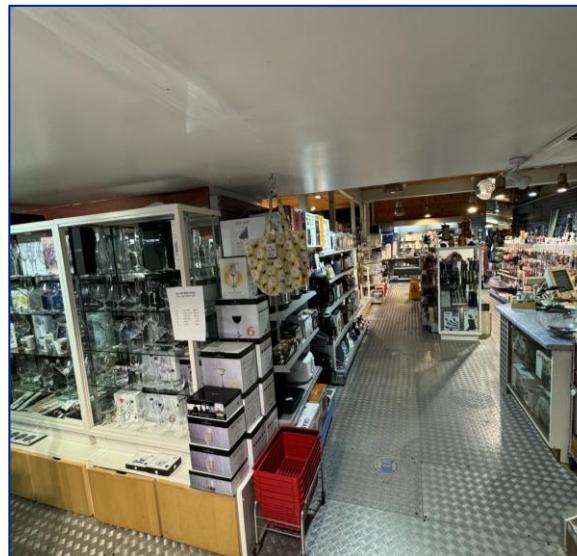
|  | <b>m<sup>2</sup></b> | <b>ft<sup>2</sup></b> |
|--|----------------------|-----------------------|
| <b>Ground Floor</b>  |                      |                       |
| Main Retail Area,<br>Covered Storage Area<br>and Toilet with WC. | 252.78               | 2,721                 |
| <b>First Floor</b>   |                      |                       |
| Office, Staff Room ad<br>Storage                                 | 99.78                | 1,074                 |
| <b>Total</b>   | <b>352.56</b>        | <b>3,795</b>          |

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



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## 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 £75,000.

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 2% 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 C.

A copy of the EPC is available upon request.

## Get in Touch

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



**Scott Robertson**

[s.robertson@shepherd.co.uk](mailto:s.robertson@shepherd.co.uk)



**Jamie Hutcheon**

[jamie.hutcheon@shepherd.co.uk](mailto:jamie.hutcheon@shepherd.co.uk)

## Shepherd Chartered Surveyors

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## 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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