

FOR SALE / TO LET

RETAIL / OFFICE PREMISES

PEDESTRIANISED SECTION
OF THE HIGH STREET

PARKING AVAILABLE
NEARBY

NIA: 53.3 SQ M (574 SQ FT)

OFFERS OVER - £60,000

ASKING RENT OFFERS OVER
£6,000 PER ANNUM

100% RATES RELIEF



WHAT 3 WORDS



219 HIGH STREET, ARBROATH, DD11 1DZ

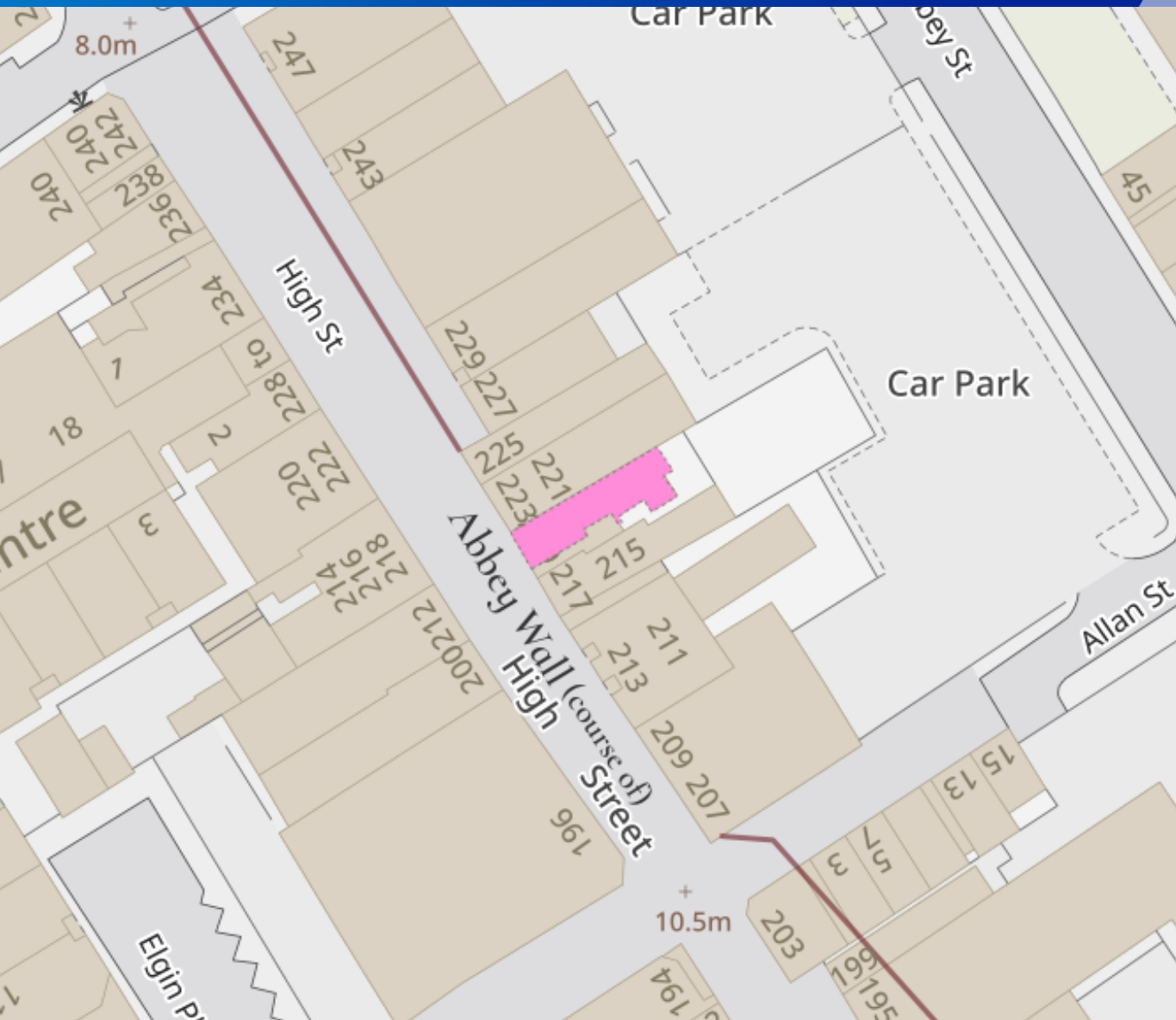
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Location

219 HIGH STREET, ARBROATH, DD11 1DZ



Arbroath is positioned on the north-east coast of Scotland approximately 29 km (18 miles) north-east of Dundee, within the Local Authority region of Angus.

The town, which is the largest of the Angus towns, has a resident population of some 23,500 persons (Source: Angus Council).

The property is located on the pedestrianised section of the High Street with surrounding occupiers including Argos, Superdrug, Farmfoods and WH Smith

There is a public car park to the rear and on-street parking is available a short distance away. There are a number of Local Authority operated parking provisions at various points around the town centre.



FIND ON GOOGLE MAPS



Description

219 HIGH STREET, ARBROATH, DD11 1DZ



The subjects comprise a fully refurbished class 1A retail / office unit arranged over ground floor forming part of a larger tenement building.

The office benefits from a large frontage window display onto High Street.

Internally the subjects comprise an open plan retail / office area with kitchen and WC to the rear.

ACCOMMODATION

	m ²	ft ²
Ground Floor	53.3	574
TOTAL	53.3	574

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).



ASKING PRICE

Our client is inviting offers over £60,000 for their heritable interest.

LEASE TERMS

The property is available on traditional full repairing and insuring lease terms.

Rental offers in excess of £6,000 per annum will be considered.

RATEABLE VALUE

The subjects have been assessed for rating purposes and have been entered in the valuation roll at:

Rateable Value - £4,700

The unified business rate for 2024/2025 is 49.8 pence.

The subjects benefit from up to 100% rates relief via the small business bonus scheme.

ENERGY PERFORMANCE CERTIFICATE

Available on request.

VAT

For the avoidance of doubt all prices quoted are exclusive of VAT.

LEGAL COSTS

Both parties shall be responsible for their own legal costs with the ingoing assignee responsible for any LBTT, registration dues and VAT thereon.

Get in Touch

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



Scott Robertson
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13 Albert Square, Dundee, DD1 1XA
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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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