

# FOR SALE/TO LET

## RETAIL PREMISES

WELL LOCATED TOWN  
CENTRE UNIT WITH CAR PARK  
TO THE REAR

ADJACENT TO REGIONAL  
RETAILERS AND NATIONAL  
OPERATORS INCLUDING  
BOOTS AND WH SMITH

NIA: 500.74 SQ M (5,390 SQ FT)

ASKING RENT – OFFERS OVER  
£30,000 PER ANNUM

ASKING PRICE – OFFERS  
INVITED



VIDEO TOUR



WHAT 3 WORDS

195 – 199 HIGH STREET, ARBROATH, DD11 1DY

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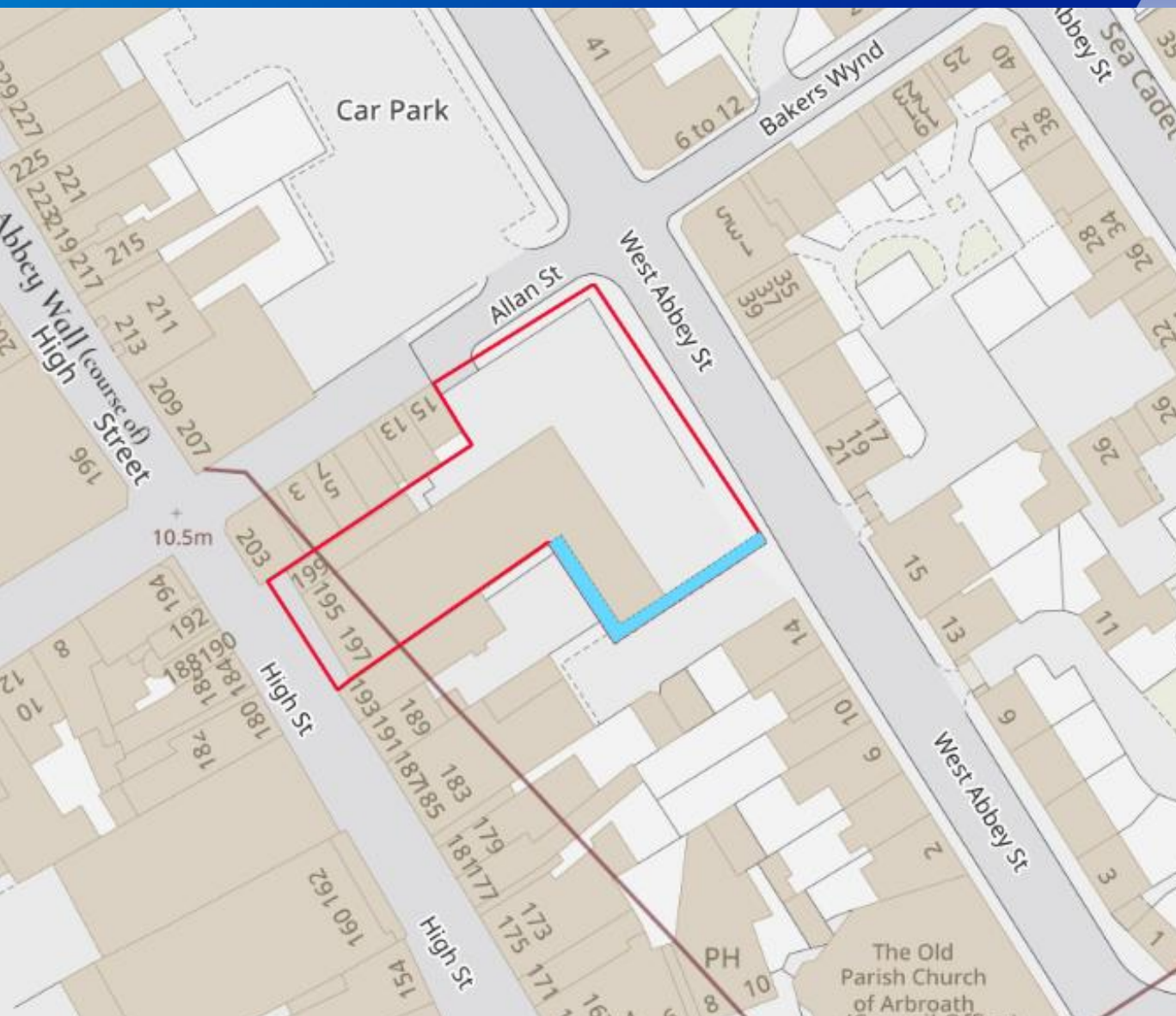






## Location

195 – 199 HIGH STREET, ARBROATH, DD11 1DY



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 occupies a prime position on the High Street on the north side of the street in the pedestrianized section in close proximity to the Abbeygate Shopping Centre.

Nearby occupiers include Shelter, Argos, Superdrug and Boots.

## Description



FIND ON GOOGLE MAPS



# Description

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The subjects comprise a ground floor retail unit contained within a single storey, mid terraced brick-built building held under a flat roof. The unit benefits from a generous display fronting onto High Street as well as a large, private, secured car park to the rear.

## ACCOMMODATION

	m <sup>2</sup>	ft <sup>2</sup>
Ground	521.26	5,611
Total	521.26	5,611

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).





## RENTAL

Offers over £30,000 per annum are invited.

## LEASE TERMS

The subjects are available on a new full repairing and insuring lease.

## PRICE

Offers are invited for the heritable interest.

## RATEABLE VALUE

195 – 197: £22,600

199: £5,400

UBR - £0.498

## ENERGY PERFORMANCE CERTIFICATE

Available on request.

## VAT

To be confirmed.

## LEGAL COSTS

Each party to be responsible for their own legal and professional; costs incurred in this transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

## Get in Touch

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



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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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