

TO LET / MAY SELL

RETAIL UNIT

HIGH STREET LOCATION
ON POPULAR
THOROUGHFARE

ON-STREET PARKING
ADJACENT

100% SMALL BUSINESS
RATES RELIEF AVAILABLE

NIA: 73.02 SQ M (786 SQ FT)

OFFERS OVER £6,500 PER
ANNUM



VIDEO TOUR



WHAT 3 WORDS



256 HIGH STREET, ARBROATH, DD11 1JE

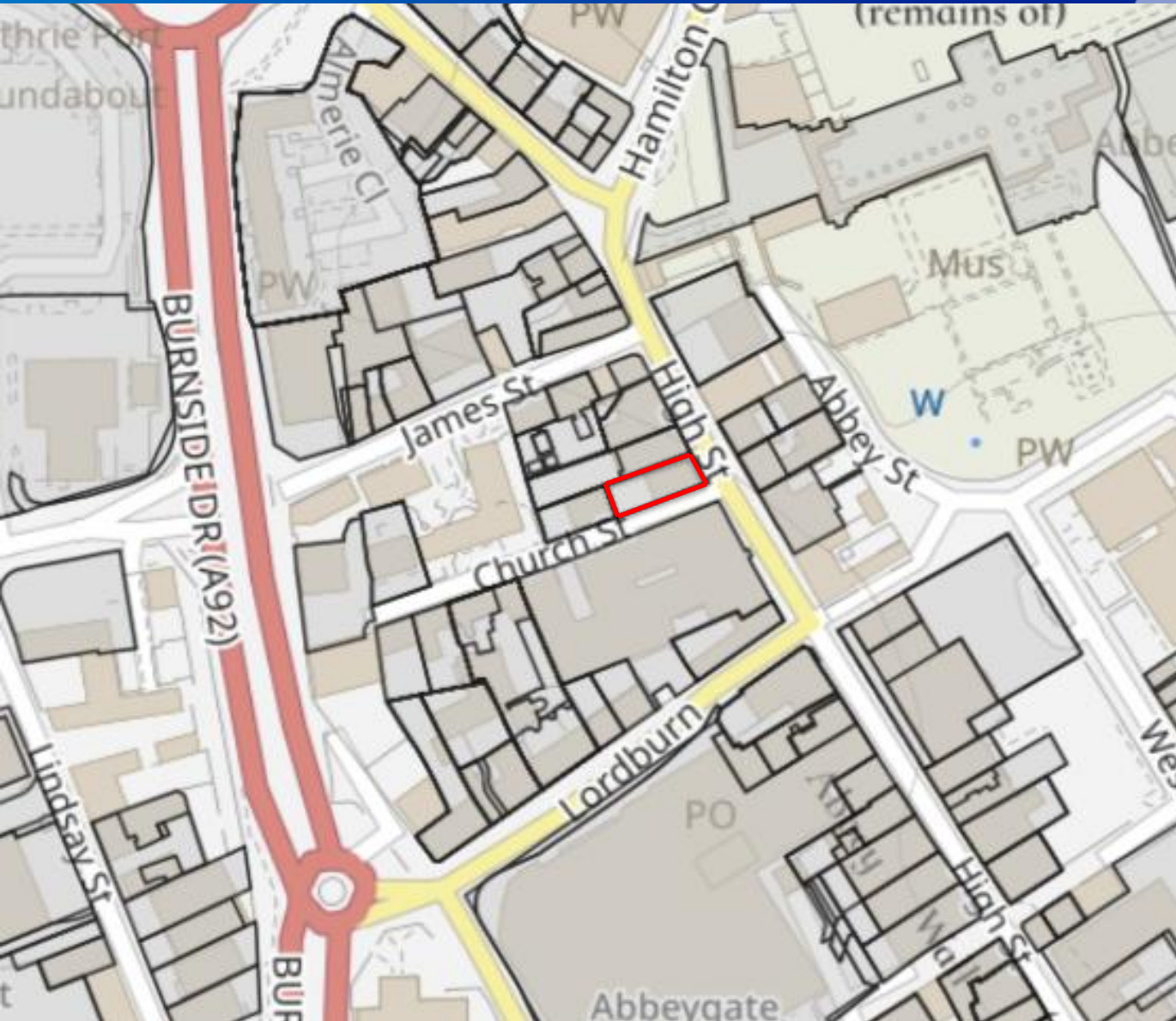
CONTACT: Gavin Russell g.russell@shepherd.co.uk | 01382 878005
 Jamie Hutcheon jamie.hutcheon@shepherd.co.uk | 01382 878005 | shepherd.co.uk





Location

256 HIGH STREET, ARBROATH, DD11 1JE



LOCATION

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 a short distance north of the pedestrianised section of the High Street which comprises a mix of mainly local retail and other commercial occupiers.

On-street car parking is available on High Street opposite the subjects and there are a number of Local Authority operated parks around the town centre.



Street Map



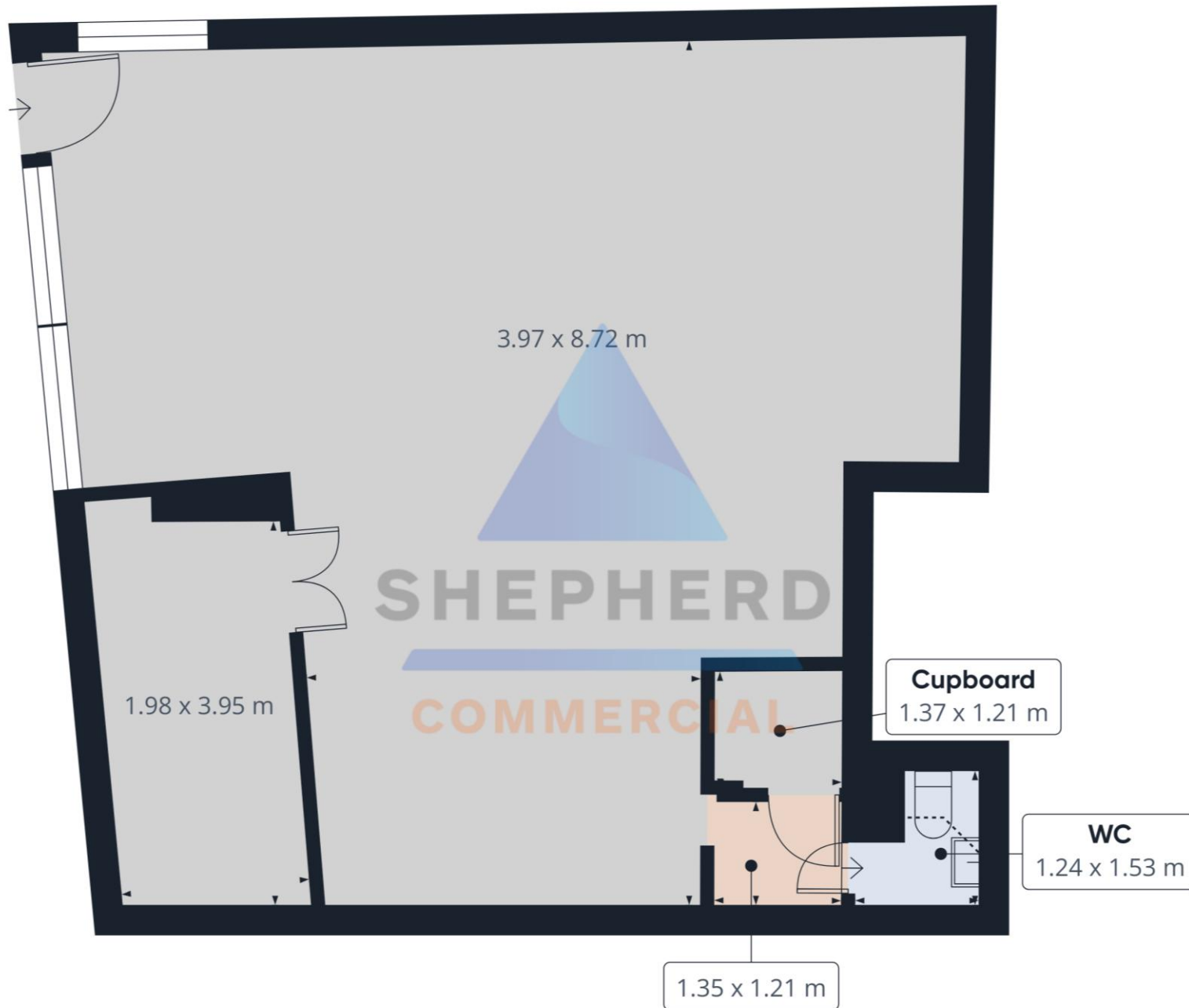
FIND ON GOOGLE MAPS





Floor Plan

256 HIGH STREET, ARBROATH, DD11 1JE





DESCRIPTION

The subjects comprise a class 1A retail unit arranged over ground floor forming part of a corner tenement building.

The subjects benefit from a large double frontage onto High Street.

Internally the subjects comprise an open plan retail area with storage space and toilet facilities to the rear.

RENTAL

Our client is inviting offers over £6,500 per annum for a negotiable period of years.

PRICE

Our client is inviting offers for their heritable interest. Please call for details.

RATEABLE VALUE

The subjects have been assessed at a Rateable Value of £6,500.

The subjects 2026 Draft Rateable Value is £7,200.

The property therefore qualifies for 100% rates relief (subject to eligibility).

The Unified Business Rate for 2025/2026 is 49.8p exclusive of water and sewerage.

ACCOMMODATION

	m ²	ft ²
Ground Floor	73.02	786
Total	73.02	786

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).

ENERGY PERFORMANCE CERTIFICATE

Available upon request.

VAT

The subjects have not been registered for VAT purposes and hence no VAT is payable on the annual rent/purchase price.

LEGAL COSTS

Each party to bear their own legal costs in connection with this transaction.

Get in Touch

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



Gavin Russell

g.russell@shepherd.co.uk



Jamie Hutcheon

jamie.hutcheon@shepherd.co.uk

Shepherd Chartered Surveyors

13 Albert Square, Dundee, DD1 1XA

t: 01382 878005



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.

shepherd.co.uk