

FOR SALE BY ONLINE AUCTION

**AUCTION DATE: 4th
DECEMBER 2025**

RETAIL/OFFICE PREMISES

**PEDESTRIANISED SECTION OF
THE HIGH STREET**

PARKING AVAILABLE NEARBY

NIA: 75.9 SQ M (817 SQ FT)

100% RATES RELIEF

Guide Price : £33,000



WHAT 3 WORDS

225 HIGH STREET, ARBROATH, DD11 1DZ

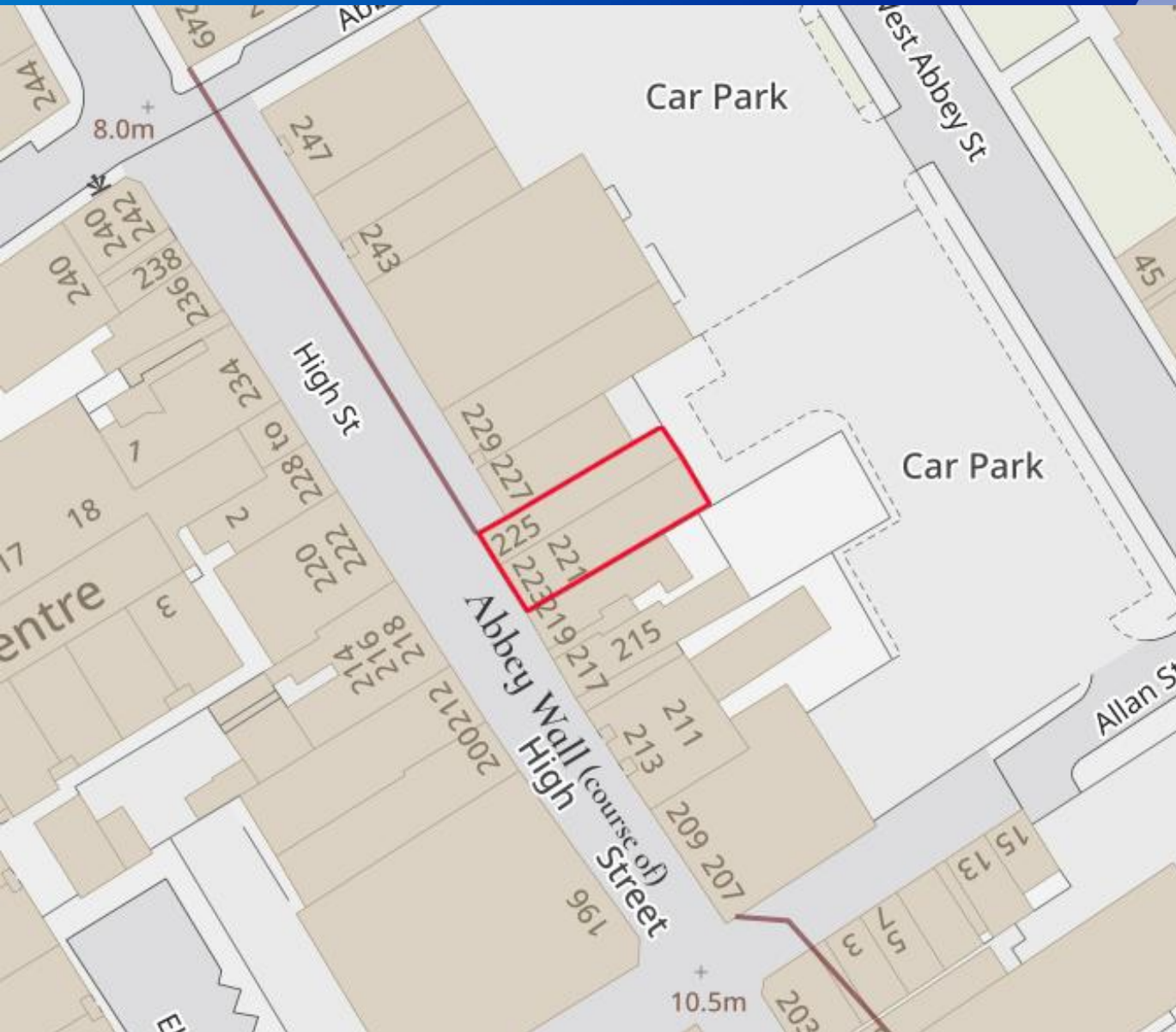
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Location

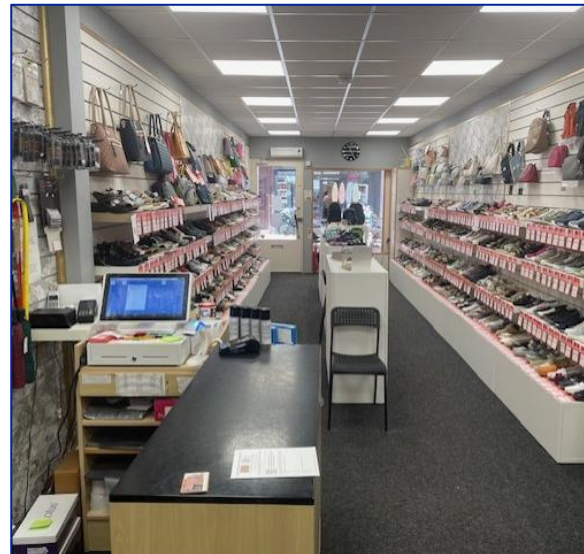
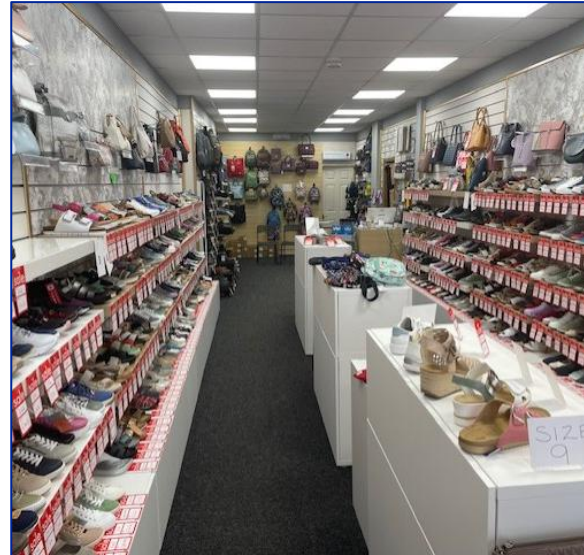
225 HIGH STREET, ARBROATH, DD11 1DZ





Description

225 HIGH STREET, ARBROATH, DD11 1DZ



DESCRIPTION

The subjects comprise a 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 the High Street.

Internally the subjects comprise an open plan retail area with storage, staff kitchen and WC to the rear

ACCOMMODATION

	m ²	ft ²
Ground Floor	75.9	817
Total	75.9	817

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).



Auction Date

The auction will be held on 4th December 2025 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 £33,000.

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
A copy of the EPC is available upon request.

Get in Touch

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



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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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