

# INVESTMENT FOR SALE

## MIXED COMMERCIAL AND RESIDENTIAL TOWN CENTRE INVESTMENT OPPORTUNITY

Ground Floor Retail and 2 x 1  
Bedroom flats

Let to British Heart  
Foundation until 3<sup>rd</sup> June  
2027 at £12,500 p.a.

Potential Residential income  
of £8,400 p.a.

Offers Over £235,000



WHAT 3 WORDS



177-181 HIGH STREET, ARBROATH, DD11 1DY

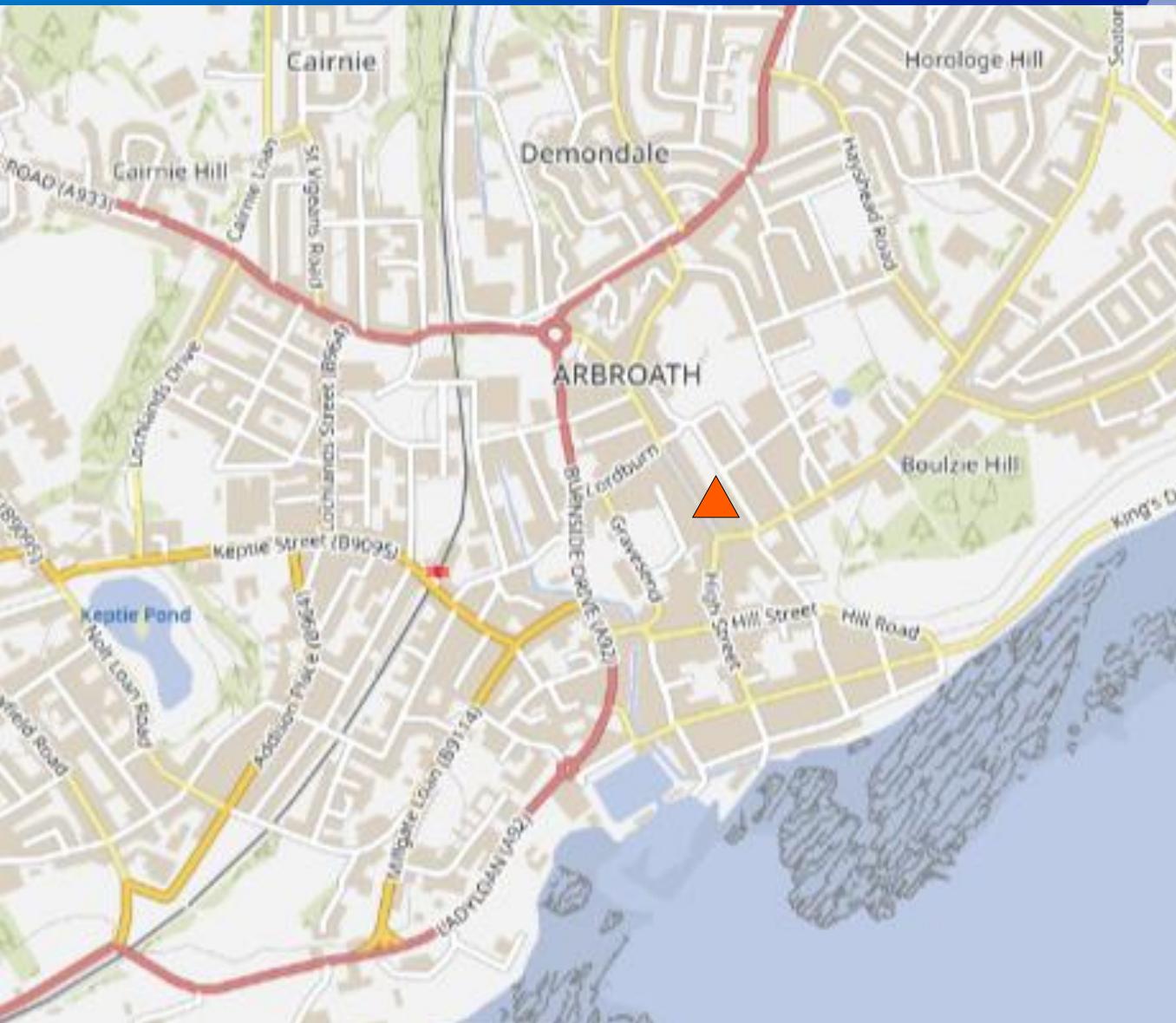
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# Location

177-181 HIGH STREET, ARBROATH, DD11 1DY



[FIND ON GOOGLE MAPS](#)

## 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).

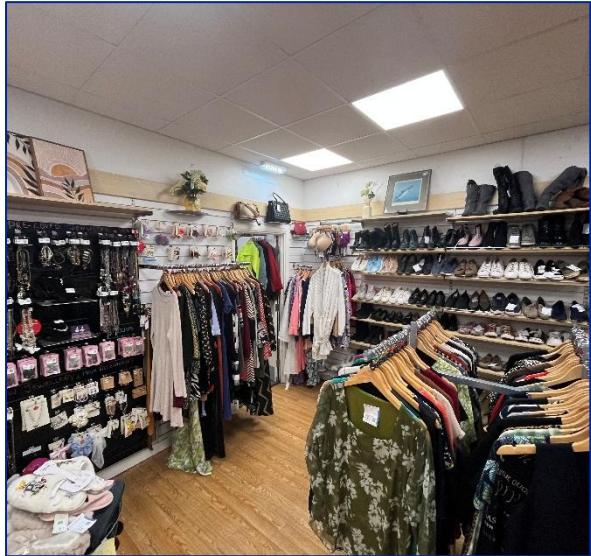
The property is located on the pedestrianised section of the High Street with surrounding occupiers including Argos, Superdrug and Farmfoods.

There are a number of Local Authority operated car parks located around the town centre.



# Description

177-181 HIGH STREET, ARBROATH, DD11 1DY



## DESCRIPTION

The investment opportunity comprises a ground-floor, self-contained retail unit and two first-floor flats, all contained within the same two-storey and attic tenement building, with a single storey extension to the rear.

The retail unit is currently let to the British Heart Foundation on a Full Repairing and Insuring lease. The charity having been in continuous occupation for over 20 years.

Flat 177A is a one-bedroom flat comprising a separate kitchen, bathroom, and living room. It has been let to the same tenant since 2007.

Flat 177B is a studio flat and is currently vacant.

## ACCOMMODATION

	<b>m<sup>2</sup></b>	<b>ft<sup>2</sup></b>
177-181 High Street	169.06	1,820
Flat 177A	53.63	577
Flat 177B	43.03	474

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



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# The Detail

177-181 HIGH STREET, ARBROATH, DD11 1DY

## PRICE

Our client is seeking offers in excess of £235,000 for their heritable interest, subject to the existing lease agreements.

## RATEABLE VALUE

177-181 High Street has been assessed for rating purposes and has been entered in the valuation roll at:

Rateable Value: £12,700.

The unified business rate for 2025/2026 is 49.8p.

## LEASE TERMS

ADDRESS	RENT PER ANNUM
177-181 High Street	£12,500
Flat 177A	£3,900
Flat 177B	N/A
<b>TOTAL</b>	<b>£16,400 P/A</b>

## ENERGY PERFORMANCE CERTIFICATE

Available upon request.

## VAT

All prices are quoted exclusive of VAT.

## 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:



**Jonathan Reid**  
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**Jamie Hutcheon**  
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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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