INVESTMENT FOR SALE

Price Reduced – Offers Over £220,000

MIXED COMMERCIAL AND RESIDENTIAL TOWN CENTRE INVESTMENT OPPORTUNITY

Ground Floor Retail and 2 x 1 Bedroom flats generating £21,500 per annum

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

Residential income of £8,400 p.a., rising to £9,000 from 20th November 2026

Offers Over £220,000 reflecting 9.57% NIY

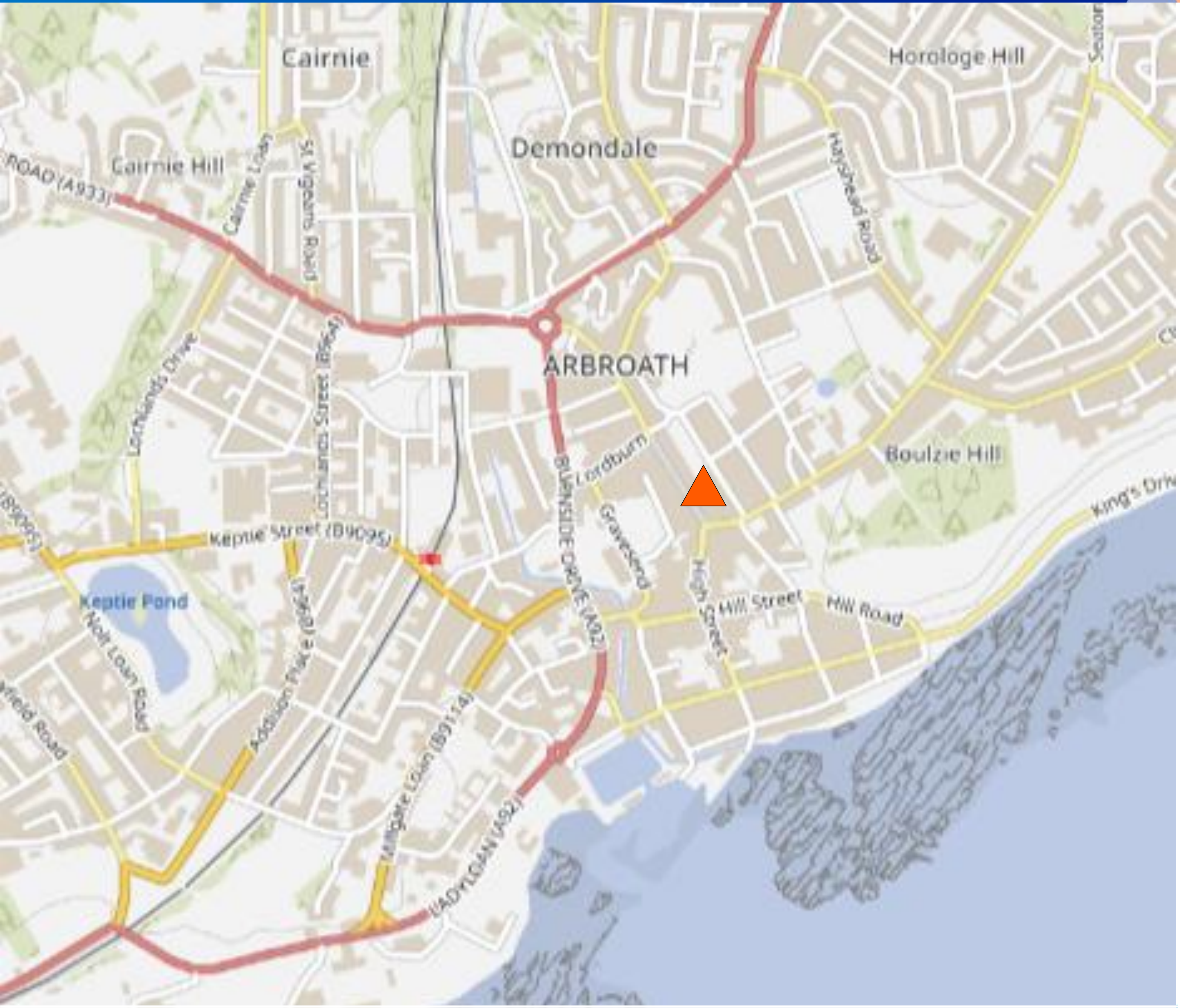
WHAT 3 WORDS

177-181 HIGH STREET, ARBROATH, DD11 1DY

CONTACT: Jonathan Reid j.reid@shepherd.co.uk | 01382 878005
Jamie Hutcheon jamie.hutcheon@shepherd.co.uk | 01382 878005 | **shepherd.co.uk**

SHEPHERD COMMERCIAL

Location



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.

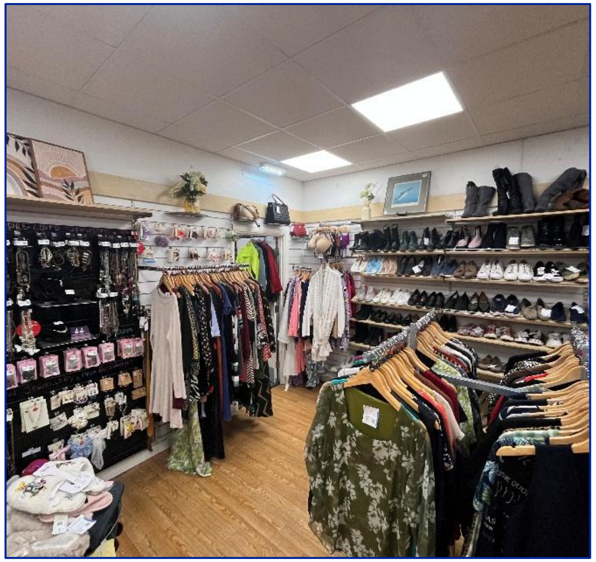
The town, which is the largest of the Angus towns, has a resident population of some 23,500 persons (Source: Angus Council).

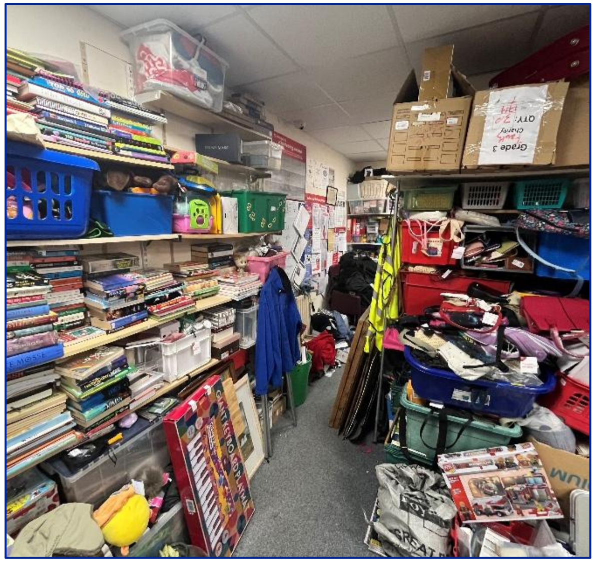
The property is located on the pedestrianised section of the High Street with surrounding occupiers including Argos, Superdrug and Farmfoods.

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

FIND ON GOOGLE MAPS

Description



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 has recently been let.

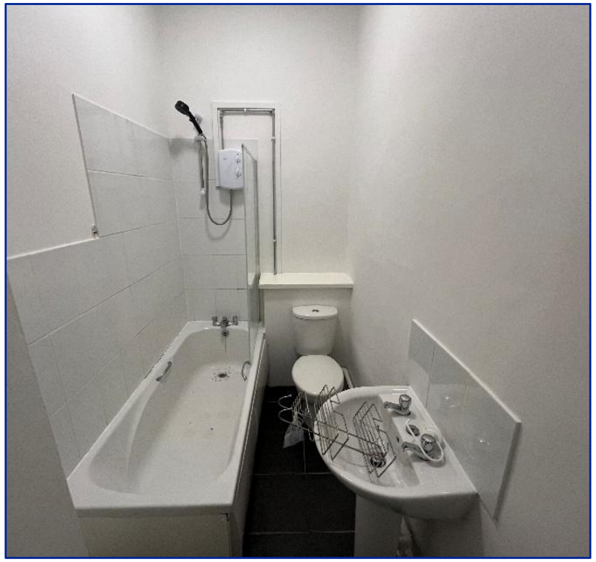
ACCOMMODATION

	m^2	ft^2
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).

Description

177-181 HIGH STREET, ARBROATH, DD11 1DY



The Detail

PRICE

Our client is seeking offers in excess of £220,000 for their heritable interest, subject to the existing lease agreements. A purchase at this level reflects a Net initial Yield of 9.57%

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	£4,500 eff Nov 26
Flat 177B	£4,500
TOTAL	**£21,500 P/A**

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
j.reid@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

SHEPHERD COMMERCIAL