

TO LET  
COMMERCIAL/CLASS 1A

**GRAHAM  
SIBBALD**



**132-134 High Street  
Arbroath  
DD11 1HN**

- Ground Floor Commercial Unit
- Excellent Double Display Frontage
- Flexible Space Available
- Extends to 110.22 sq.m. / 1,186 sq.ft.
- May Qualify for 100% Rates Relief
- May Suit a Variety of Uses — subject to consents

## LOCATION

Arbroath is the largest town in Angus, with a range of manufacturing, retail and service businesses. It is located on the east coast of Scotland 15 miles north east of Dundee and 48 miles south of Aberdeen. The town is easily accessible thanks to the upgrade of the A92 to dual carriageway and the positioning of its train station on the East Coast Rail Line.

More precisely, the subjects are located on the east side of High Street within the heart of Arbroath town centre. High Street is the main shopping street within the town. Surrounding occupiers include a mixture of local and national traders.



Ample on street car parking is available close by on the High Street.

The approximate location is shown by the OS Plan.

## DESCRIPTION

The subjects comprise a ground floor commercial unit which includes a reception area and a number of individually partitioned rooms as well as toilets to the rear. Access is gained from the High Street via a recessed glass pedestrian door while the subjects also benefit from a double display frontage.

The subjects provide flexible space that may suit a variety of commercial uses subject to consents.

## ACCOMMODATION

We have measured the property in accordance with the RICS Property Measurement (2nd Edition), which incorporates the RICS Code of Measuring Practice (6th Edition), to arrive at the following Net Internal Floor Areas:

| Description | Size (SQ.M) | Size (SQ.FT) |
|-------------|-------------|--------------|
| Retail      | 110.22      | 1,186        |

## RATEABLE VALUE

The subjects have a Net and Rateable Value of £12,000.

The unified business rate for the year 2026/2027 is 48.1p exclusive of water and sewerage rates.

Occupiers may qualify for 100% rates relief however should satisfy themselves on this matter.



## LEGAL COSTS + VAT

For the avoidance of doubt, all figures are quoted exclusive of VAT unless otherwise stated.

## EPC

Available on request.

## PRICE

The subjects are available To Rent at a rent of £12,000 per annum on standard commercial terms to be agreed. Further information is available from the Sole Letting Agents.

## VIEWING

Viewing is through the Sole Letting Agents, Messrs. Graham + Sibbald.

To arrange a viewing please contact:



**GRANT ROBERTSON**  
Director

grant.robertson@g-s.co.uk  
01382 200064



**CHARLES CLARK**  
Commercial Property Agent

charles.clark@g-s.co.uk  
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## IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: March 2026

## ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.