

FOR SALE / MAY LET

DEVELOPMENT OPPORTUNITY

SUITABLE FOR A RANGE OF USES

CENTRAL LOCATION

WITHIN EASY REACH OF PRIME SHOPPING PITCH

ON - STREET CUSTOMER PARKING

NIA – 249 SQ M (2,681 SQ FT)

OFFERS OVER £100,000

RENTAL OFFERS OVER £10,000 PER ANNUM

100% RATES RELIEF



VIDEO TOUR



WHAT 3 WORDS

9 – 11 REFORM STREET, KIRRIEMUIR, DD8 4AA

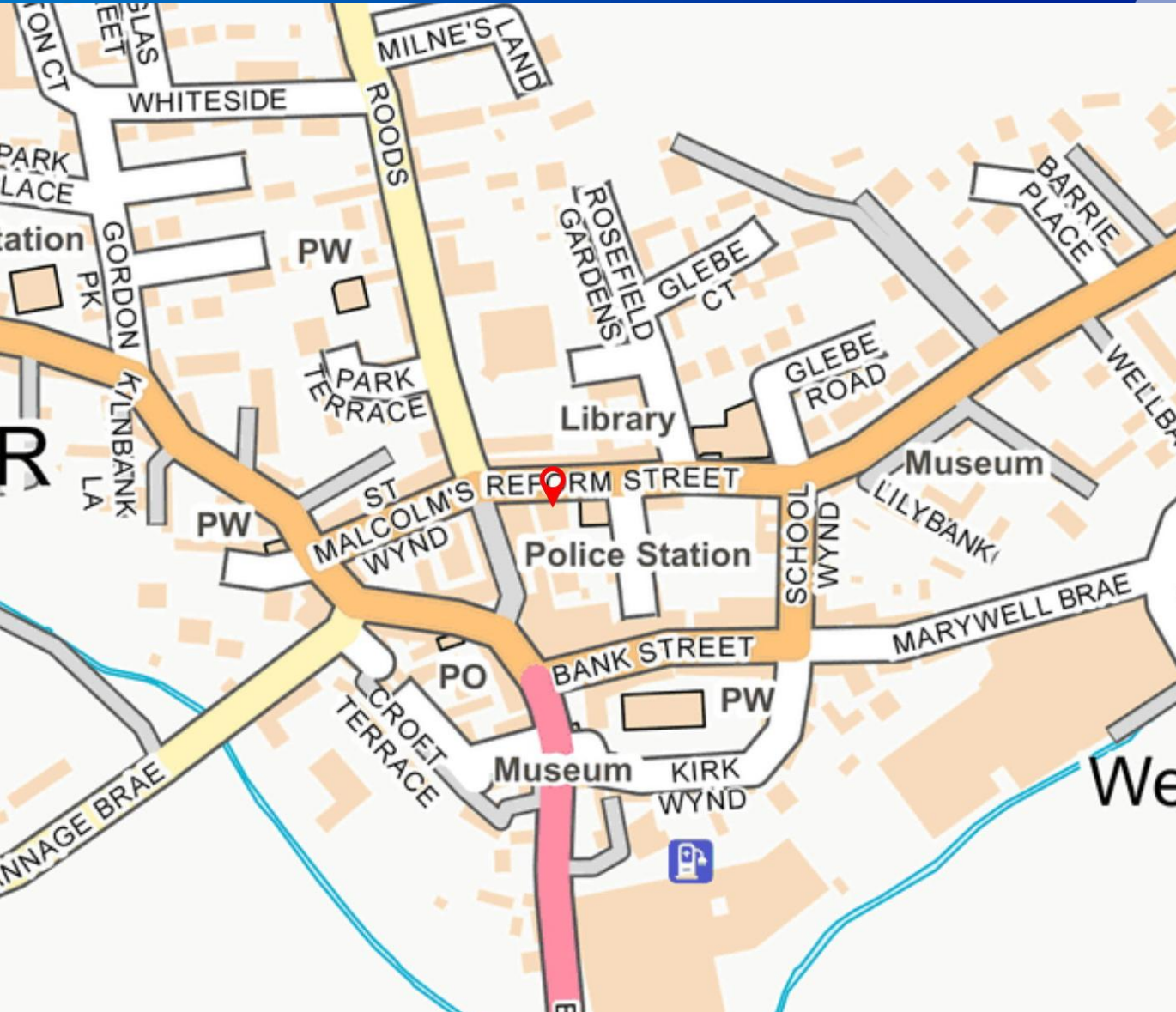
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Location

9 – 11 REFORM STREET, KIRRIEMUIR, DD8 4AA



Kirriemuir is a gateway community at the foot of the Angus Glens providing a range of services and facilities to the surrounding rural area.

The town has a population of circa 6,000 persons (Source: Angus Council).

The subject property is centrally located within Kirriemuir, on Reform Street near its junction with Roods in a mixed residential / commercial area.

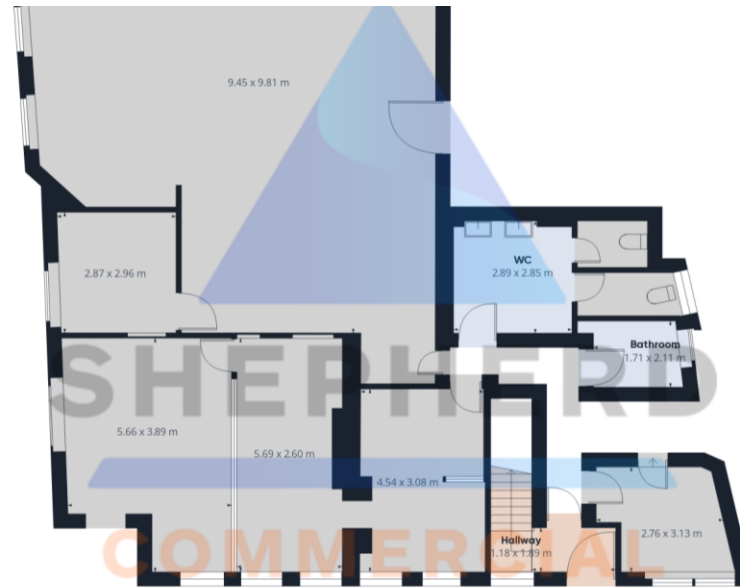
On-street parking is available within the immediate vicinity.

Surrounding commercial properties include a mix of both national and local tenants.

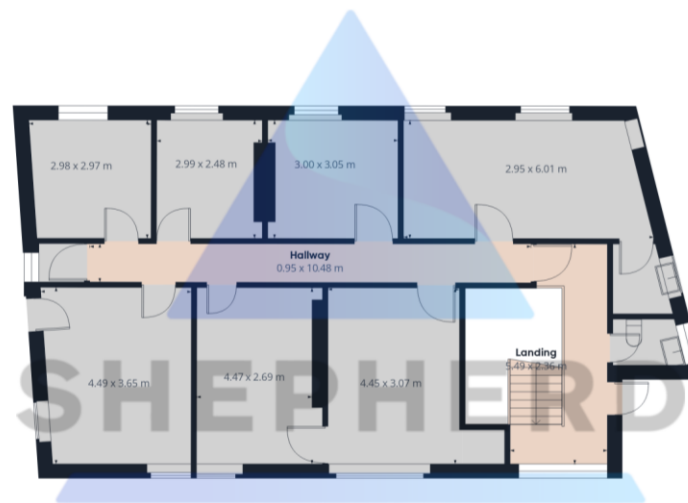
Description



FIND ON GOOGLE MAPS



Floor 0



COMMERCIAL



Description

9 – 11 REFORM STREET, KIRRIEMUIR, DD8 4AA



The subjects comprise a detached 2-storey Post Office building.

The main walls of the property are of stone construction whilst the roof over is pitched timber construction overlaid in slate. There is a flat roof over the rear extension.

Internally, the subjects are vacant. The subjects comprise a former Royal Mail sorting office, counter with associated offices, storage, staff areas and WC's.

ACCOMMODATION

	m ²	ft ²
GROUND	150.4	1,619
FIRST	98.69	1,062
TOTAL	249	2,681

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).



ASKING PRICE

Offers over £100,000 for our client's heritable interest.

LEASE TERMS

Our clients may consider a lease proposal on an FRI basis. Offers over £10,000 per annum are invited.

RATEABLE VALUE

The subjects have been accessed for rating purposes and have been entered in the valuation roll at:

Rateable Value: £8,400

The Unified Business Rate for 2026/2027 is 49.8p exclusive of water and sewerage.

The property qualifies for 100% rates relief.

ENERGY PERFORMANCE CERTIFICATE

'E'

Copy available to seriously interested parties.

VAT

Prices are quoted exclusive of VAT (if applicable).

LEGAL COSTS

Each party will be responsible for their own legal costs in connection with this transaction.

Get in Touch

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



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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.

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