



35 Commerce Street, Arbroath, DD11 1NA

- Commercial Unit within Arbroath Town Centre
- May Suit Variety of uses
- Open Plan Layout
- NIA 70.78 sq. m. / 762 sq. ft.
- Rental offers of £9,000pa invited



LOCATION

Arbroath is the largest town in Angus, with a range of manufacturing, retail and service businesses and a vibrant High Street shopping area within its heart. The town has a population of approximately 25,000 and is located on the east coast of Scotland, some 15 miles northeast of Dundee and 48 miles south of Aberdeen on the A92 coastal trunk road. Focal points of the town include the historic Abbey and harbour as well as the attractive coastal cliffs. The upgrading of the A92 dual carriageway between Arbroath and Dundee has substantially improved access to the town.

The subjects themselves are located on Commerce Street, close to its junctions with Marketgate and Brothock Bridge.

Neighboring occupiers include TSB Bank, Thorntons Solicitors and a variety of local type adjacent commercial units.

Unmetered short stay on street parking is available close by.

DESCRIPTION

The subjects comprise the corner ground floor unit of a two storey stone and slate tenement building.

Access to the property is granted via a central recessed pedestrian entrance forming part of a large double frontage retail display, of single glazed timber frame design.

The unit is regular in configuration and comprises WC and kitchenette facilities.

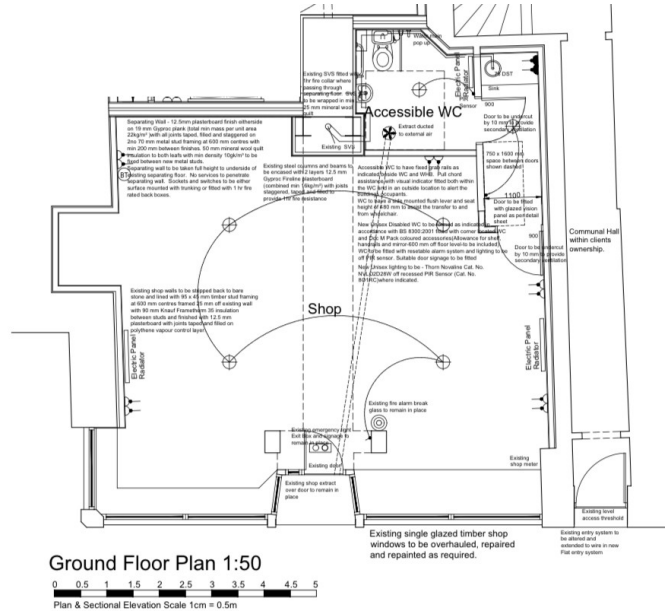
The unit will be available in shell condition ready for a new tenants fit out.

The property may suit a variety of commercial uses, subject to the appropriate statutory 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).

Ground floor — Retail — 70.78 sq.m. / 762 sq.ft.



RATEABLE VALUE

According to the Scottish Assessors' Association website, the property is entered in the current Valuation Roll as follows:-

Salon £7,300.

The occupiers may benefit from the Small Business Bonus Scheme and should make their own enquiries.

TERMS

The subjects are available TO LET on standard commercial terms for £9,000pa for a term to be agreed.

LEGAL COSTS + VAT

For the avoidance of doubt, all figures are quoted exclusive of VAT unless otherwise stated. However, interested parties are advised to satisfy themselves in this regard.

EPC

Available on request.

To arrange a viewing please contact:



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Director
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