

FOR SALE/TO LET

RETAIL / OFFICE PREMISES

PROMINENT TOWN CENTRE LOCATION

PEDESTRIANISED SECTION OF HIGH STREET

100% RATES RELIEF

NIA: 27.4 SQ M (295 SQ FT)

SUITABLE FOR A VARIETY OF USES

OFFERS OVER £45,000



VIDEO TOUR



WHAT 3 WORDS

189 HIGH STREET, ARBROATH, DD11 1DY

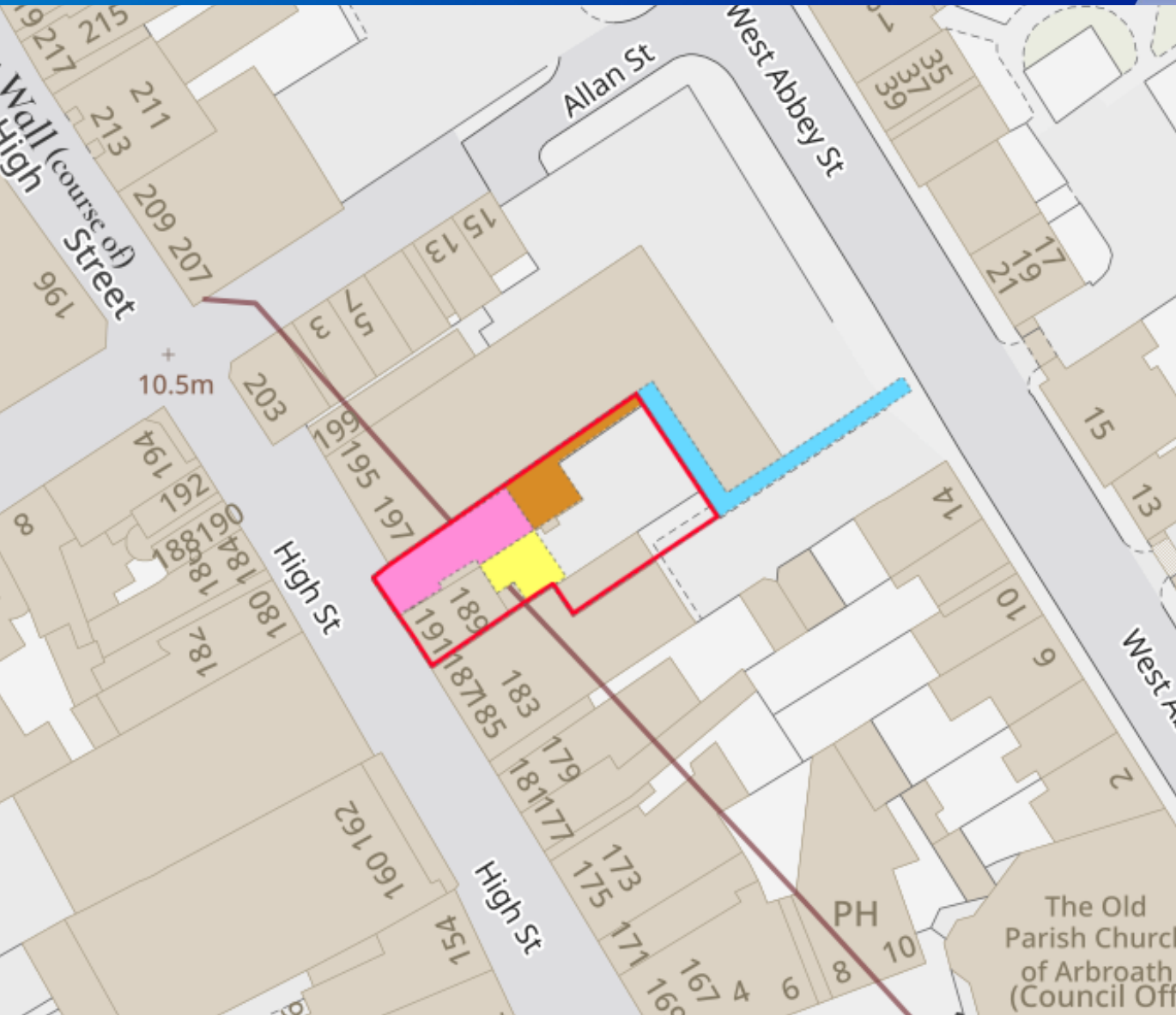
CONTACT: SCOTT ROBERTSON | s.robertson@shepherd.co.uk | M) 07880502651 | shepherd.co.uk





Location

189 HIGH STREET, ARBROATH, DD11 1DY



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, Farmfoods and WH Smith

There is a public car park to the rear and on-street parking is available a short distance away. There are a number of Local Authority operated parking provisions at various points around the town centre.

Description

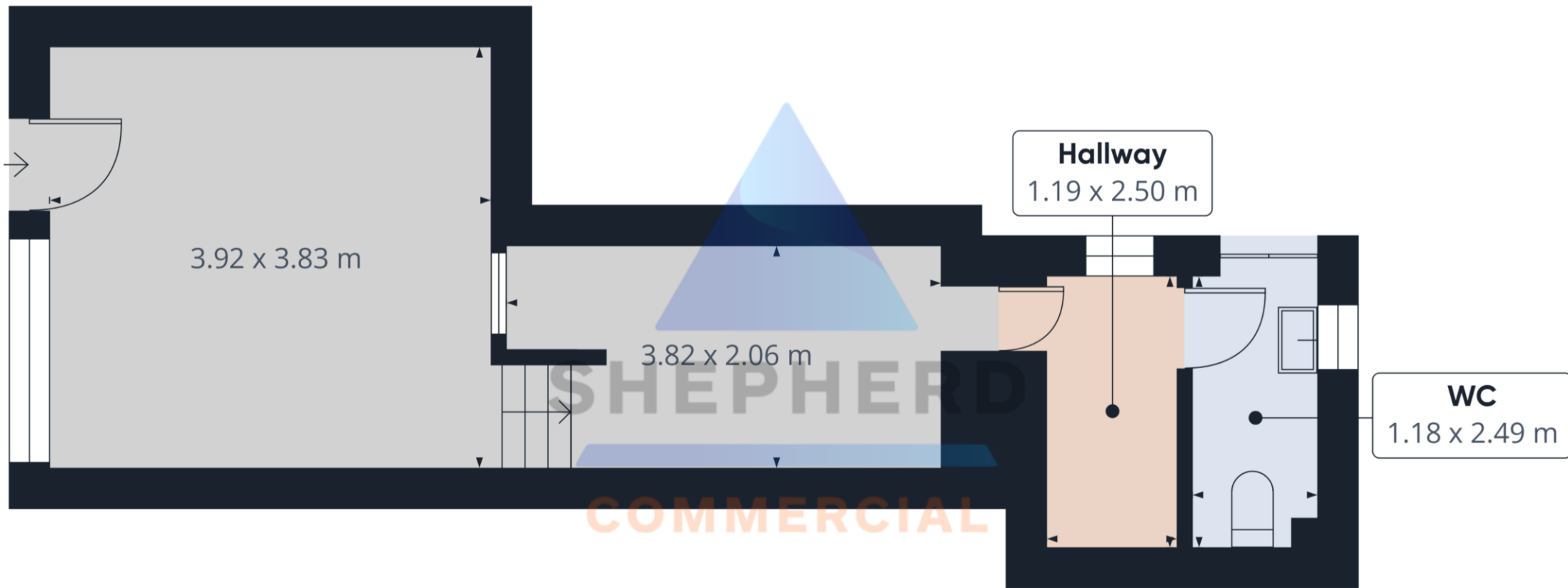


FIND ON GOOGLE MAPS



Floor Plan

189 HIGH STREET, ARBROATH, DD11 1DY





Description

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The subjects comprise a class 1A retail / office unit arranged over split / level ground floor forming part of a larger tenement building.

The unit benefits from a large frontage window display onto High Street.

Internally the subjects comprise an open plan retail area with workshop / staff area and WC to the rear

ACCOMMODATION

	m ²	ft ²
Ground	15.38	166
Upper Ground	12.02	129
Total	27.38	295

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

Our client is inviting offers over £45,000 for their heritable interest.

LEASE TERMS

The property is available on traditional full repairing and insuring lease terms.

Rental offers in excess of £XXXX per annum will be considered.

RATEABLE VALUE

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

Rateable Value - £3,700

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

The subjects benefit from up to 100% rates relief via the small business bonus scheme.

ENERGY PERFORMANCE CERTIFICATE

Available on request.

VAT

For the avoidance of doubt all prices quoted are exclusive of VAT.

LEGAL COSTS

Both parties shall be responsible for their own legal costs with the ingoing assignee responsible for any LBTT, registration dues and VAT thereon.

Get in Touch

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



SCOTT ROBERTSON
s.robertson@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.

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