

# DM HALL

To Let / For  
Sale

**FLEXIBLE RETAIL  
ACCOMMODATION**

**195-197 & 199 High  
Street, Arbroath,  
DD11 1HY**



**501.39 SQ M & 61.55 SQM  
5,397 SQ FT & 663 SQ FT**

# Property Details

- Prime town centre location
- 2 neighbouring units available separately or as whole
- Large, prominent building with high street frontage
- Generous rear car park
- Suitable for a variety of uses subject to planning

## LOCATION:

Arbroath is a popular coastal town located on the east coast of Scotland within the council area of Angus, approximately 15 miles north-east of Dundee and 45 miles south of Aberdeen. The town benefits from wider connectivity via the A92 trunk road together with regular rail and bus services providing convenient access to the wider region.

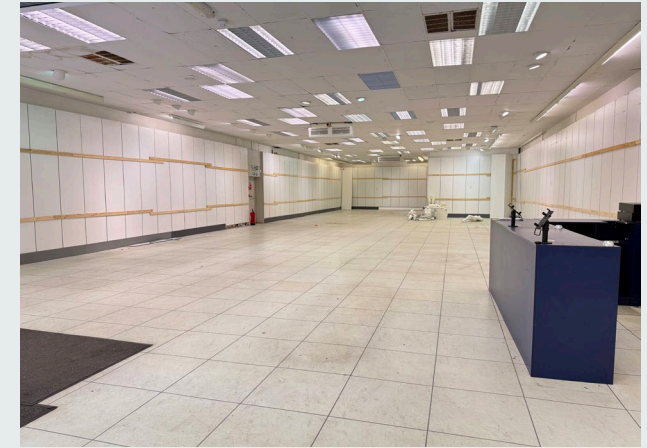
The subjects occupy a prime retail pitch on Arbroath's High Street with neighbouring occupiers including Argos, H Samuel, Superdrug, Farmfoods and Boots. Abbeygate Shopping Centre is situated within a two-minute walk of the subjects, providing strong pedestrian connectivity and encouraging natural footfall between the shopping centre and the adjacent high street.

The location of the subjects is shown on the appended plan.

## DESCRIPTION:

The subjects comprise two neighbouring retail units on High Street within a large single storey building of brick construction fronting on to High Street with excellent signage opportunities.

To the rear is a large dedicated staff/customer car park with capacity for up to 20 vehicles together with loading access directly to the main store.



**195 — 197 High Street, Arbroath**

Internally, the larger premises benefit from the following:

- Double pedestrian entrance doors with dual glazed display frontage windows
- Modern and bright open plan sales area
- Suspended ceiling grid with integrated lighting
- Air conditioning system
- Large rear store with private office/breakout rooms and welfare facilities
- CCTV and intruder alarms in situ

Its large open-plan layout, together with rear storage accommodation and on-site parking, offers flexibility to suit a wide range of occupiers. Subject to planning the subjects can suit convenience stores, showrooms, trade counter/builders merchants, leisure and other uses.

**199 High Street, Arbroath**

199 High Street can be available by way of a separate lease agreement. This offers self contained premises suited to the needs of smaller retail occupiers benefitting from:

- Open plan sales area
- Glazed display window and pedestrian door
- Rear WC and store/breakout area
- Eligible for 100% rates relief under the Small Business Bonus Scheme
- Net Internal Area of 663 sq ft

**LEASE TERMS:**

We are seeking rental offers over £30,000 per annum on a new Full Repairing and Insuring Lease agreement for the subjects as whole.

Alternatively, our client may consider letting 195-197 and 199 High Street separately at the following quoting rent.

**ACCOMMODATION**

**RENT**

195-197 High Street, Arbroath      £25,000 per annum

199 High Street, Arbroath      £5,200 per annum

**SALE PRICE:**

Alternatively, our client may consider the sale of the freehold interest in the subjects. Offers are invited.



# Property Details

## ACCOMMODATION & FLOOR AREAS :

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a gross internal basis and is as follows

ACCOMMODATION	SQ M	SQ FT
195-197 High Street, Arbroath	501.39	5,397
199 High Street, Arbroath	61.55	663
Total	562.92	6,060

## SERVICES:

The subjects benefit from mains electricity, water and drainage connections.

## ENERGY PERFORMANCE:

EPC Rating D(55) — certificate available on request

## NON DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are entered in the 2026 Valuation Roll with the following Rateable Values effective from 1st April 2026:

ACCOMMODATION	Rateable Value
195-197 High Street, Arbroath	£22,600
199 High Street, Arbroath	£5,400

Further information is available at [www.saa.gov.uk](http://www.saa.gov.uk).

## LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in this transaction.



## VAT:

All prices quoted are exclusive of VAT which may be chargeable.

## VIEWING ARRANGEMENTS:

Strictly by contacting the sole letting agents at DM Hall.

## ANTI MONEY LAUNDERING:

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall is legally required to carry out due diligence on all parties involved in a transaction. Once an offer has been accepted, prospective purchasers, vendors, tenants, or landlords will be required, at a minimum, to provide proof of identity and residence, as well as proof of funds, before the transaction or lease can proceed.

## Make an enquiry

# DM HALL

### DM Hall LLP

Shed 26, Unit 34 City Quay,  
Camperdown Street,  
Dundee, DD1 3JA  
01382 873 100

Sadik Chowdhury MRICS

Leigh Porteous MRICS

[FifeTaysideAgency@dmhall.co.uk](mailto:FifeTaysideAgency@dmhall.co.uk)

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IMPORTANT NOTE: DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors

