

DM HALL

For Sale

**Class 1a — Shops
and Financial,
Professional and
Other Services**

**44 High Street,
Laurencekirk,
AB30 1AB**



**43.38 SQM
(467 SQ FT)**

Property Details

- Modern, well-presented Class 1A unit
- Centrally located in Laurencekirk
- Eligible for up to 100% small business rates relief.
- Immediate availability
- Price: £45,000

LOCATION

Laurencekirk is a popular commuter town situated just off the A90 dual carriageway, with excellent connectivity north to Aberdeen (c. 30 miles) and south to Dundee (c. 45 miles). The property occupies a central position on High Street, surrounded by local shops, cafés, and amenities.

Click on the map icon to see the property's exact location on Google Maps.



DESCRIPTION

44 High Street offers a well-presented Class 1A unit, benefiting from a large double-glazed frontage onto Laurencekirk's main thoroughfare. The property benefits from good visibility to passing footfall and traffic, with flexible internal space suited to a variety of Class 1A retail uses. Historically the property has been used as a retail unit and is well suited to continue in this use or any other use as defined under Class 1A of the Town and Country Planning (Use Classes) (Scotland) Order 1997, any alternative use will be subject to local authority consent.

Features include:

- Large double-glazed frontage
- Open-plan layout
- LED spot and pendant lighting
- Designated staff's kitchen area
- On-site WC's facilities

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Regulated by

RICS

Click on the video icon to see the property's Video Tour.



There is no dedicated car parking, within the property's demise, on-street parking is available nearby.

ACCOMMODATION

Measured on a Net Internal basis in accordance with the RICS Code of measuring practice (6th edition), the property provides the following approximate area:

Ground Floor	43.38 sqm	(467 sq ft)
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SERVICES

The property is served with mains electricity, gas and water with drainage being to the main public sewer.

ENERGY PERFORMANCE

B [28]

Full documentation is available upon request.

NON-DOMESTIC RATES

The property is currently listed within the Valuation Roll as having a rateable value of: £4,700

The Uniform Business Rates for the year 2025/2026 is 49.8p in the £.

*Any ongoing occupier may qualify for up to 100% rates relief under the Non-Domestic (Business) Rates Small Business Bonus Scheme. Interested parties should make their own enquiries with the local Authority.

Water and wastewater rates are also payable.

PRICE

Offers in the region of £45,000 are invited for our client's heritable interest in the property.

VAT

All prices quoted in this schedule are exclusive of VAT.

COSTS

Each party will be responsible for their own costs. Any Purchaser will be responsible for their own legal costs. Any Purchaser will be responsible for the payment of LBTT and registration dues.

ANTI-MONEY LAUNDERING

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on Purchasers. Once an offer has been accepted, the prospective Purchaser(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.

Make an enquiry

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