



14 Keptie Street, Arbroath, DD11 1RG
INVESTMENT - HOT FOOD TAKEAWAY

Tenure	For Sale
Available Size	1,006 sq ft / 93.46 sq m
Rates Payable	£2,788.80 per annum <small>Qualifying occupiers may benefit from 100% rates relief under the Small Business Bonus Scheme.</small>
Rateable Value	£5,600
EPC Rating	Upon enquiry

Key Points

- PASSING RENT OF £8,580 PER ANNUM
- CLASS 3 (HOT FOOD) CONSENT
- BUSY COMMERCIAL LOCATION
- LEASE EXPIRY DECEMBER 2025
- PROMINENT TOWN CENTRE POSITION
- OFFERS INVITED

Description

The subjects comprise a mid terraced ground floor retail premises within a two storey Category B Listed Building of traditional stone construction under a slated roof.

They are currently fitted out and operational as a hot food takeaway which benefits from an excellent display frontage to Keptie Street.

Internally, the accommodation provides a serving area to the front with kitchen / food preparation area, storage, office and WC facilities to the rear. The premises have recently been modernised to an excellent standard.

Location

Arbroath is the largest town in the Angus Council area with a population of approximately 25,000. The town has a strong traditional industrial base in the engineering, textile and fishing industries.

The subjects are located on the south side of Keptie Street, close to its junctions with Dishlandtown Street and Catherine Street, within an established and popular commercial and residential location, surrounded by a mix of different local businesses, salons and pubs. Arbroath Train Station is in close proximity.

Accommodation

The following floor areas are calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition)

93.44 sq m (1,006 sq ft)

Price

Offers in excess of £85,000 are invited for the Heritable proprietors interest with the benefit/subject to of the existing tenancy.

Tenancy Details

The subjects are let on a full repairing and insuring basis at a rental of £8,580 per annum expiring 17th December 2025. The current tenant has been successfully running this business since December 2015. There is a rent review due as at 18th December 2024.

Rateable Value

The subjects are currently entered in the Valuation Roll as follows:-

Hot Food Takeaway - £5,600

VAT

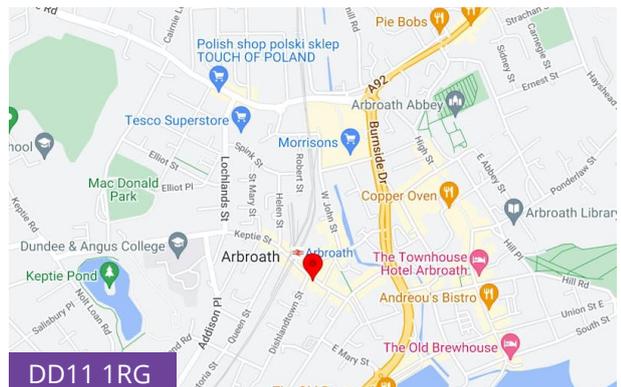
All prices, premiums and rents are quoted exclusive of VAT which may be payable.

Energy Performance Certificate

Available on request.

Viewing

Please contact the selling agent, Westport Property on 01382 225 517.



Viewing & Further Information



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PROPERTY
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