



225 High Street, Arbroath, DD11 1EE

Retail To Let or For Sale, Arbroath

Summary

Tenure	To Let / For Sale
Available Size	817 sq ft / 75.90 sq m
Rent	£5,200 per annum
Price	£30,000
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Key Points

- High Street Location
- 817sq ft
- Rates Exempt
- Sale: o/o £45,000
- Ground Floor Retail
- Lease incentives Available
- Rent: £7,500p.a.

Summary

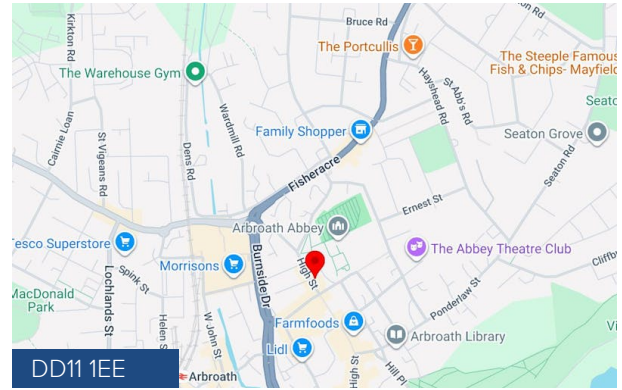
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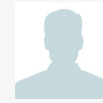
Attractive high street retail opportunity occupying a prominent ground floor position on High Street in Arbroath. The property extends to approximately 817 sq ft and is well presented with a large display window, open plan sales area and rear tea prep and WC facilities. Available either to let on a new FRI lease at £7,500 per annum with incentives available, or for sale freehold at offers over £45,000. The property benefits from rates exemption, making it a highly affordable retail or business premises.

Location

The property is situated on the east side of High Street between its junctions with Church Street and James Street within the town of Arbroath. 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).



Viewing & Further Information



Will Rennie

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TSA Property Consultants

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PROPERTY

The property occupies the ground floor and first floor of a larger mixed use traditional sandstone development surmounted by a pitched roof.

The property benefits from a large display window and single door entrance leading to an open plan retailing space with partitioned tea prep and w.c. to the rear.

AREA

Ground: 75.9sqm (817sq ft)

NAV/RV

£4,700



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High Street Location

RENT

The property is available on a new full repairing and insuring head lease for a negotiable term for £7,500p.a.

SALE

The property is available on a freehold basis for o/o £45,000

V.A.T.

We have been verbally advised the property is not elected for V.A.T

E.P.C

Available on request

TITLE

Available on request

LEGAL

Each party shall bear their own legal costs incurred in the transaction

TSA Property Consultants

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Anti-Money Laundering

TSA Property Consultants are regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on interested parties.

Property Misdescription Act 1991:

The information contained within 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 out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.