



## 277 High Street, Arbroath, DD11 1EE

Other To Let or For Sale, Arbroath

### Summary

|                       |                        |
|-----------------------|------------------------|
| <b>Tenure</b>         | To Let / For Sale      |
| <b>Available Size</b> | 441 sq ft / 40.97 sq m |
| <b>Rent</b>           | £6,000 per annum       |
| <b>Price</b>          | £45,000                |
| <b>Business Rates</b> | Upon Enquiry           |
| <b>EPC Rating</b>     | Upon enquiry           |

### Key Points

- Town Centre Location
- Well Presented
- Rates & V.A.T. Free
- Sale: o/o £45,000
- Ground Floor
- 441sq ft
- Rent: o/o £6,000p.a.

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| <b>EPC Rating</b>     | Upon enquiry     |

## Description

The property occupies the ground 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: 41sqm (441sq ft)

## Location

Town Centre Location

Ground Floor

Well Presented

441sq ft

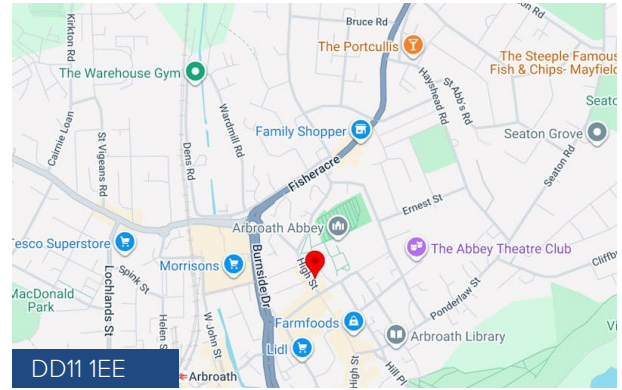
Rates & V.A.T. Free

Rent: o/o £6,000p.a.

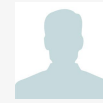
Sale: o/o £45,000

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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Town Centre Location

- Ground Floor
- Well Presented
- 441sq ft
- Rates & V.A.T. Free
- Rent: o/o £6,000p.a.
- Sale: o/o £45,000

**LOCATION**

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**PROPERTY**

The property occupies the ground 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 retiling space with partitioned tea prep and w.c. to the rear.

**AREA**

41sqm (441sq ft)

**NAV/RV**

£3,350



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Town Centre Location

#### RENT

Our client is offering the property on a new full repairing and insuring head lease for a negotiable term for o/o £6,000per annum

#### SALE

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

#### V.A.T.

The property is not elected for V.A.T

#### E.P.C

Available on request

#### TITLE

Available on request

#### VIEWING

By appointment only, alternatively virtual viewings can be booked.

#### LEGAL

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

#### TSA Property Consultants

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**General** - 0141 237 4324 (info@tsapc.co.uk)

#### Anti-Money Laundering

TSA Property Consultants are regulated by HMRC in its compliance with the UK 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.