



69 High Street, Arbroath, DD11 1AN

ATTRACTIVE OFFICE ACCOMMODATION WITHIN BUSY TOWN CENTRE LOCATION

Tenure	To Let / For Sale
Available Size	1,102 sq ft / 102.38 sq m
Rent	£9,500 per annum ex VAT
Rates Payable	£4,033.80 per annum Qualifying occupiers may benefit from 100% rates relief under the Small Business Bonus Scheme.
Rateable Value	£8,100
EPC Rating	Upon enquiry

Key Points

- GROUND FLOOR SUITE
- SUITABLE FOR A VARIETY OF COMMERCIAL OCCUPIERS
- AVAILABLE FROM OCTOBER 2025
- PROMINENT CENTRAL LOCATION
- MAY QUALIFY FOR 100% RATES RELIEF

Description

The subjects comprise a ground floor office suite which form part of a substantial detached three storey building of sandstone construction under a pitched and slated roof.

Internally, the accommodation provides an entrance hall, reception, a large office / hall area with additional storage, kitchen and both male and female WC's facilities. The accommodation is fitted out with carpet flooring throughout, plasterboard walls and ceilings, gas central heating, and single glazed timber framed sash windows which are supplemented by fluorescent strip, pendant and wall mounted lighting.

Location

The property is located in Arbroath town centre, a short distance from the main High Street retail centre of the town. More precisely, the property lies on the east side of High Street in between its junctions with Hill Street and John Street.

This is a mixed commercial and residential area, with a range of local and national occupiers and uses nearby including houses, flat and hotels/bed and breakfasts.

The town of Arbroath has a resident population of approximately 23,000 and lies on the Angus coast, approximately 16 miles north-east of Dundee and 45 miles south-west of Aberdeen. The town is a busy fishing port as well as being a commercial centre which serves a wider rural hinterland.

Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice to be as follows:-

102.38 sq m (1,102 sq ft)

Terms

The premises are available by way of a full repairing and insuring lease at a rental of £9,500 per annum ex VAT.

Alternatively, our clients may consider offers to purchase the heritable proprietors interest.

VAT

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

Business Rates

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

Office - NAV/RV - £8,100

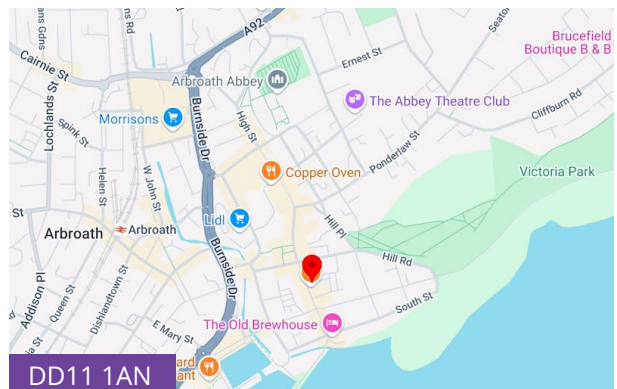
Qualifying occupiers may benefit from 100% rates relief under the Small Business Bonus Scheme.

Energy Performance Certificate

Available on request.

Viewing

Strictly by appointment with the marketing agent.



Viewing & Further Information



Fergus McDonald
01382 225517 | 07900 474406
fergus@westportproperty.co.uk

WESTPORT
PROPERTY
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