



32 High Street, Carnoustie, DD7 6AH  
 WELL LOCATED TOWN CENTRE RETAIL UNIT

Tenure	To Let
Available Size	559 sq ft / 51.93 sq m
Rent	£6,000 per annum no VAT
Rates Payable	£2,141.40 per annum <small>Qualifying occupiers may benefit from 100% rates relief under the Small Business Bonus Scheme.</small>
Rateable Value	£4,300
EPC Rating	Upon enquiry

**Key Points**

- 100% RATES RELIEF FOR QUALIFYING OCCUPIERS
- AFFORDABLE RENT
- AVAILABLE FROM 18 MAY 2026
- FLEXIBLE TERMS

## Description

The property comprises a ground floor retail unit contained within a three storey building of stone construction under a pitched and slated roof.

Internally the subjects are arranged to provide open plan retail space with additional storage and WC facilities to the rear. The subjects benefit from a large timber framed window display with a glazed pedestrian door from High Street.

## Location

Carnoustie is an attractive coastal town situated 10 miles north east of Dundee with a resident population of approximately 10,500 persons. The town is famous for its landmark Hotel and Golf Course and has a full selection of shops, businesses and leisure facilities as well as a main line Railway Station and a choice of bus routes ideal for commuting to Dundee.

The subjects are located on the north side of High Street, close to its junction with Lochty Street in the heart of the town centre. Surrounding occupiers include Connelly & Yeoman, Walker Dunnett and Co-op, as well as many other local commercial occupiers.

## Viewings

Westport Property will be pleased to arrange and accompany all viewing requests. Please contact the agent to arrange a suitable time.

## Terms

The premises are immediately available by way of a new full repairing and insuring lease at an initial rent of £6,000 per annum.

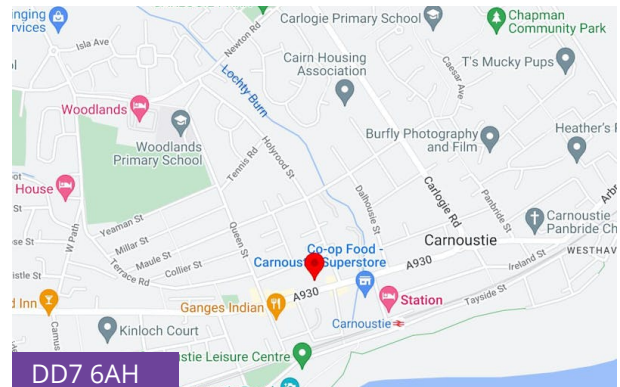
## Entry

The premises are available for occupation from 18 May 2026. s

## Accommodation

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

51.93 sq m (559 sq ft)



## Viewing & Further Information



Michael Clement

01382 225517 | 07788 661 358

michael@westportproperty.co.uk

**WESTPORT**  
PROPERTY  
CHARTERED SURVEYORS

These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken. 2) Westport Property have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it. 3) Westport Property are not authorised to enter into contracts relating to this property. These particulars are not intended to, nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our clients Solicitors and Solicitors acting for the Purchasers/Tenants. 4) All plans based upon Ordnance Survey maps are reproduced with the sanction of controller of HM Stationery. 5) A list of office bearers can be obtained from our office. 6) Tenants or Purchasers should satisfy themselves as to their proposed use of the premises and they should ensure they review the relevant planning use class relating to the property as the descriptions provided in these particulars are for guidance only. Generated on 16/05/2025