



Former Serendipity Cafe, James Chalmers Road, Arbroath, DD11 3RQ

Cafe Premises

Tenure	To Let
Available Size	459 sq ft / 42.64 sq m
Rent	£10,000 per annum ex VAT
Rates Payable	£1,851.85 per annum <small>Qualifying occupiers may benefit from 100% rates relief.</small>
Rateable Value	£3,850
EPC Rating	Upon enquiry

Key Points

- ATTRACTIVE DECOR
- IMMEDIATE ENTRY
- EXTERNAL SEATING AREA
- FIXTURES & FITTINGS AVAILABLE BY SEPARATE NEGOTIATION
- 100% RATES RELIEF TO QUALIFYING OCCUPIERS
- MAY BE SUITABLE FOR ALTERNATIVE USES
- EXCELLENT BUSINESS OPPORTUNITY

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Description

The subjects comprise an attractive modern café premises within a single storey detached building of stone wall construction, timber clad externally, under a pitched and slated roof.

Internally, the accommodation is bright and spacious with a high standard of finish throughout. They are arranged to provide an open plan unit with servery counter and outdoor serving window to the rear, modern internal kitchen, WC facilities and adjoining store and preparation area.

The premises benefit from a large outdoor seating area and ample car parking, and offers a unique and popular modern café space in a tranquil setting.

All fixtures & fittings are available by separate negotiation.

Location

The subjects are located at the entrance to Kirkton Industrial Estate, one of the principle and most popular estates in Arbroath, on the west side of James Chalmers Road, close to its junction with Kirkton Road.

Occupiers include a variety of both national and local companies including Abbey Fruits, Pioneer Oil Tools, Reekie Steeltec, Mackays Jam, Journeycall Limited and G&A Spink.

Arbroath is the largest town in Angus with a population of approximately 23,000 and is situated on the east coast of Scotland approximately 20 miles north of Dundee.

Accommodation

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

42.6 sq m (459 sq ft)

There is also an outside seating area of approximately 27.88 sq m (300 sq ft)

Terms

The premises are available by way of a new full repairing and insuring lease at a rental of £10,000 per annum.

Business Rates

The premises are currently entered in the Valuation Roll with a Rateable Value as follows:-

Cafe - £3,850

VAT

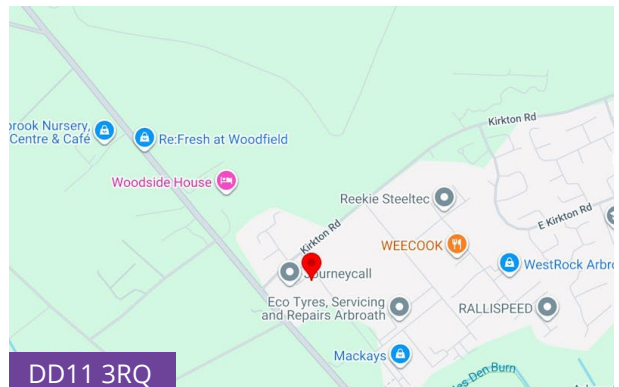
All prices, premiums and rents are quoted exclusive of VAT which may be payable.

Energy Performance Certificate

Available on request.

Viewing

Please contact the marketing agents on 01382 225 517.



Viewing & Further Information



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