



**211 High Street, Arbroath, DD11 1DZ**  
**PROMINENT RETAIL UNIT**

Tenure	To Let / For Sale
Available Size	734 sq ft / 68.19 sq m
Rent	£10,000 per annum ex VAT
Price	Price on application
Rates Payable	£3,087.60 per annum
Rateable Value	£6,200
EPC Rating	Upon enquiry

**Key Points**

- BUSY TOWN CENTRE LOCATION
- IMMEDIATE ENTRY
- PROMINENT TRADING POSITION OPPOSITE ABBEYGATE SHOPPING CENTRE
- FLEXIBLE TERMS
- 100% RATES RELIEF FOR QUALIFYING OCCUPIERS

## Description

The subjects comprise a ground floor commercial unit within an attractive 3 storey and attic building of traditional sandstone construction under a pitched and slated roof, with single storey extension to the rear.

Internally, the unit is arranged to provide an large front shop area with double window display frontage, a timber and glazed pedestrian entrance, with ancillary kitchen, storage and WC facilities to the rear.

The unit benefits from having an attractive modern retail display frontage to High Street.

## Location

The property occupies a prime retail position on the pedestrianised section of High Street in Arbroath town centre. Neighbouring occupiers include Boots, Timpson, WH Smith, Argos, Superdrug, Semi-Chem and Farmfoods amongst a wide range of national and local retailers, including a good range of charity shops such as Cancer Research, The Salvation Army and Marie Curie Cancer Care.

Arbroath is a busy coastal town with a resident population of approximately 23,500, and is home to a thriving fishing industry. The town is an important service and employment centre, located on the east coast of Scotland, approximately 17 miles north-east of Dundee. Arbroath has a main East Coast line railway station and is well served by the main road network.

## Accommodation

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

68.20 sq m (734 sq ft)

## Terms

The premises are available on Full Repairing and Insuring Terms at a rental of £10,000 per annum.

Alternatively, our clients may consider offers to purchase the premises.

## VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of VAT which may be payable.

## Business Rates

The property is currently entered in the Valuation Roll as follows:-

SHOP - NAV/RV - £6,200

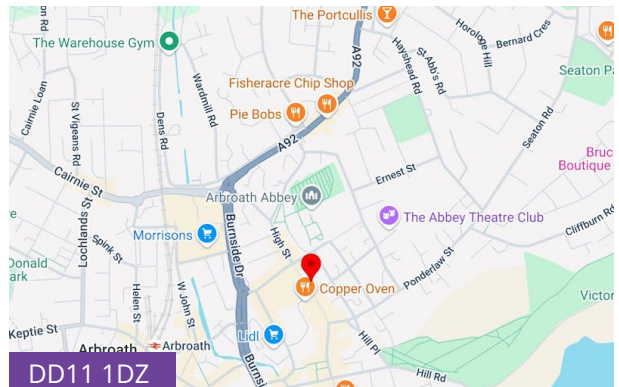
Qualifying occupiers may benefit from 100% rates relief under the Small Business Bonus Scheme.

## EPC

Available on request.

## Viewing

Viewing is strictly by appointment with the letting agents.



## Viewing & Further Information



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**WESTPORT**  
PROPERTY  
CHARTERED SURVEYORS

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