



**WESTPORT**  
PROPERTY

12 Keptie Street, Arbroath, DD11 1RG

**RETAIL UNIT TO LET**

Tenure	To Let
Available Size	1,212 sq ft / 112.60 sq m
Rent	£9,000 per annum
Rates Payable	£2,988 per annum <small>Any new occupier may benefit from 100% business rates discount under the terms of the Small Business Bonus Scheme.</small>
Rateable Value	£6,000
EPC Rating	Upon enquiry

### Key Points

- BUSY COMMERCIAL LOCATION
- READY TO TRADE
- 100% RATES RELIEF FOR QUALIFYING OCCUPIERS
- PROMINENT TOWN CENTRE POSITION
- AVAILABLE MAY 2026

# 12 Keptie Street, Arbroath, DD11 1RG

## Description

The subjects comprise a mid-terraced ground floor retail unit forming part of an attractive two-storey Category B Listed building of traditional stone construction, all under a pitched slated roof.

The premises are currently occupied and operated as a furniture showroom. The premises offers a bright and spacious open-plan retail area with an attractive glass frontage, WC facilities to the rear, and suitability for a variety of retail uses, subject to consent.

## Location

Arbroath is the largest town in the Angus Council area with a population of approximately 25,000. The town has a strong traditional industrial base in the engineering, textile and fishing industries.

The subjects are located on the south side of Keptie Street, close to its junctions with Dishlandtown Street and Catherine Street, within an established and popular commercial and residential location, surrounded by a mix of different local businesses, salons and pubs. Arbroath Train Station is in close proximity.

## Viewings

Strictly by appointment by the sole agents.

## Accommodation

The following floor areas are calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition)

112.6 sq m (1,212 sq ft)

## Terms

The premises are available by way of a new full repairing and insuring lease at an initial rent of £9,000 per annum.

## Business Rates

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

Shop- NAV / RV – £6,000

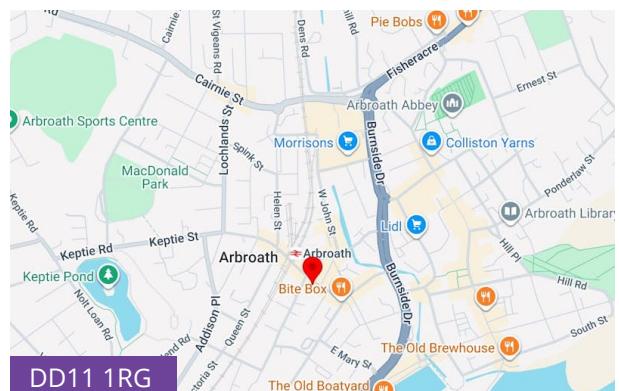
Any new occupier may benefit from 100% business rates discount under the terms of the Small Business Bonus Scheme.

## Energy Performance Certificate

Available on request

## VAT

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



## Viewing & Further Information



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P R O P E R T Y  
C H A R T E R E D S U R V E Y O R S

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