



8-10 St. David Street, Brechin, DD9 6EQ

RETAIL WITH CAFE AREA

Tenure	To Let
Available Size	1,269 sq ft / 117.89 sq m
Rates Payable	£3,436.20 per annum Qualifying occupiers may benefit from 100% rates relief under the Small Business Bonus Scheme.
Rateable Value	£6,900
EPC Rating	Upon enquiry

Key Points

- PROMINENT POSITION
- CLASS 1 RETAIL CONSENT TO INCLUDE CAFE AREA
- MAY BE SUITABLE FOR ALTERNATIVE USES SUBJECT TO PLANNING
- EXCELLENT FRONTAGE
- IMMEDIATE ENTRY AVAILABLE
- 100% RATES RELIEF TO QUALIFYING OCCUPIERS

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Description

The subjects comprise the ground floor of a 2-storey mid terraced building of traditional stone and slate building held under a pitched roof.

Internally, the property is arranged to provide a large open plan front shop with servery counter and cafe area, a large kitchen and preparation area and ancillary staff, storage and WC accommodation.

The property benefits from a extensive glazed frontage with four large display windows to St David Street and it has most recently be used as bakery and cafe / takeaway business.

Location

The property is located on the north side of St David Street, between its junctions with St Mary Street and Market Street, within Brechin Town Centre.

The premises are located in a prominent position within the main shopping area of the town. Un-metered on street parking is available immediately outside. Neighbouring occupiers include Boots Pharmacy, Premier Express and Semichem as well as numerous other local retailers and cafes.

Brechin has a population of approximately 7,200 and is situated approximately 40 miles south west of Aberdeen and 30 miles north east of Dundee. Brechin is situated immediately to the west of the A90 trunk road and, therefore, there is easy access to the A90 for commuting purposes.

Accommodation

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

117.86 sq m (1,269 sq ft)

Terms

The premises are available on tenant's full repairing and insuring terms for a term and rent to be negotiated.

VAT

No VAT applicable.

Business Rates

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

Shop - £6,900

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

Energy Performance Certificate

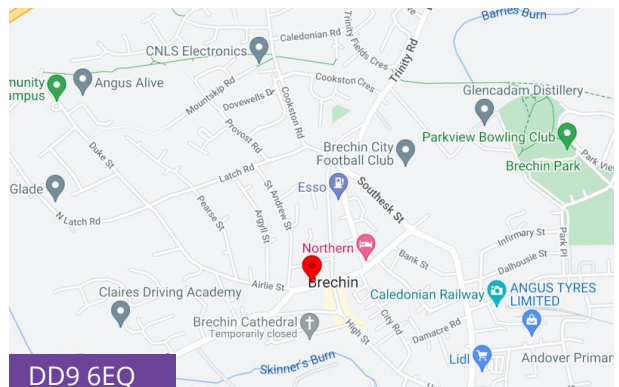
An EPC is available on request.

Entry

On conclusion of missives or on a date to be mutually agreed.

Viewing

Please contact the sole marketing agents on 01382 225 517.



Viewing & Further Information



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