



Units 5&6 Orchard Mill, John Street West, Arbroath, DD11 1XA  
**FIRST FLOOR STUDIO SPACE**

Tenure	To Let
Available Size	2,174 sq ft / 201.97 sq m
Rent	Rent on application
Rates Payable	£4,401.15 per annum <small>Qualifying occupiers may benefit from 100% rates relief under the Small Business Bonus Scheme.</small>
Rateable Value	£9,150
EPC Rating	Upon enquiry

**Key Points**

- CLOSE TO ARBROATH TOWN CENTRE
- IMMEDIATE ENTRY
- 100% RATES RELIEF TO QUALIFYING OCCUPIERS
- SUITABLE FOR A VARIETY OS USES

# Units 5&6 Orchard Mill, John Street West, Arbroath, DD11 1XA

## Description

The subjects comprise a first floor studio space forming part of a two storey building of stone construction under a pitched and slated roof.

The premises provide open plan studio accommodation internally arranged to provide two large open plan areas with reception and WC facilities.

The subjects are fitted with a part hardwood / part carpet flooring, suspended plasterboard ceilings with fluorescent strip lighting, wall mounted electric panel heaters, and single glazed windows.

Communal parking and circulation space is provided to the rear of the unit.

## 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.

Arbroath is situated approximately 18 miles north east of Dundee and 48 miles south of Aberdeen on the main A92 coastal trunk road.

The subjects are located in a prominent location on the west side of John Street West, between its junctions with Hume Street and Catherine Street, in a mixed industrial/ commercial location approximately half a mile west of Arbroath town centre.

## Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) as follows:

202 sq.m. (2,174 sq.ft.)

## Terms

The subjects are available to lease on tenant's full repairing and insuring terms at a rent to be negotiated.

## Business Rates

The subjects are currently entered in the Valuation Roll as follows:-

Unit 5 - £5,800

Unit 6 - £3,350

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

## VAT

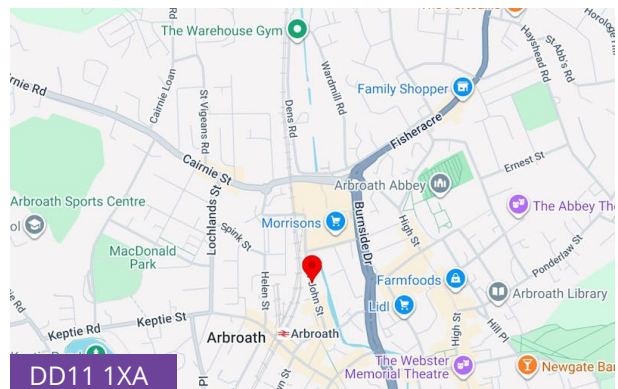
All prices, premiums and rents are quoted exclusive of VAT which may be payable.

## Viewing

Please contact the sole marketing agent, Westport Property Ltd.

## Energy Performance Certificate

Available on request.



## Viewing & Further Information



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**WESTPORT**  
PROPERTY  
CHARTERED SURVEYORS

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