

Retail, High Street Retail, Retail - In Town,
Showroom

FOR SALE

TSA Property
Consultants



123 High Street, Arbroath, DD11 1DP

Prime Town Centre Cancer Research Retail Investment

Summary

Tenure	For Sale
Available Size	1,495 sq ft / 138.89 sq m
Price	£340,000
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Key Points

- Prime High Street Location
- Well Presented Retail Unit
- Cancer Research In Situ Since 2015
- Asset Management Opportunity
- Passing £37,500p.a
- Price: £340,000

Summary

Available Size	1,495 sq ft
Price	£340,000
Business Rates	Upon Enquiry
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The property comprises the ground floor of a traditional mixed use sandstone development.

The property offers a prominent ground floor retail unit refurbished to the tenants corporate specifications. The property contains partitioned w.c, stores and tea prep facilities.

Area

138.89sqm (1,495sq ft)

Executive Summary

The property is held on a full repairing and insuring head lease to Cancer Research U.K expiring 4th March 2025 (tacit) at a passing rent of £37,500p.a.x.

Cancer Research UK (CRUK) is the world's largest independent cancer research charity, dedicated to funding research into the prevention, diagnosis, and treatment of cancer, as well as providing information and influencing policy. It was formed in 2002 from the merger of The Cancer Research Campaign and the Imperial Cancer Research Fund.

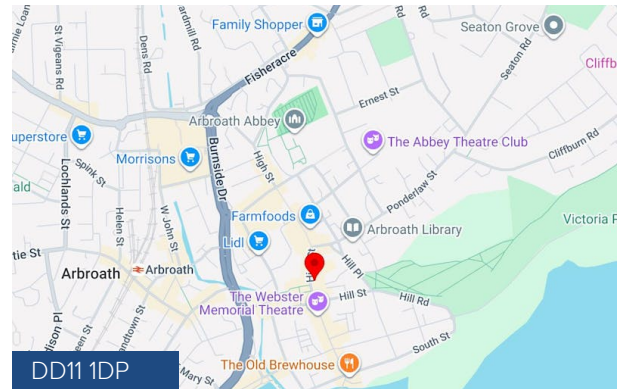
As of late 2025, CRUK operates around 600 shops and superstores across the UK. In the financial year 2024/25, CRUK reported total income of £735 million, its highest-ever figure. CRUK employs over 4,000 paid staff, this excludes tens of thousands of volunteers (e.g, over 17,500 in shops alone), who play a crucial role in operations.

Location

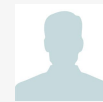
The property is situated on the west side of High Street within Ayr town centre.

Ayr is a popular coastal market town with a population of circa 46,000 persons and is the principal commercial town in Ayrshire benefiting from excellent transport links.

Ayr is situated on the forth of Clyde with the A77 running to the East connecting with Kilmarnock 12 miles north east and Glasgow approx 30miles north East



Viewing & Further Information



Will Rennie

07581396092 | 0141 237 4324

will@tsapc.co.uk

TSA

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