



- Net Internal Area : 37.65 sq.m. (405 sq.ft.)
- Close to main trunk road links
- Internally split level
- Retail Space
- Suitable for a variety of uses
- Asking Rent: £4,000 per annum
- Offers Invited For Heritable Interest

VIEWING & FURTHER INFORMATION:

Scott Robertson
s.robertson@shepherd.co.uk

Gavin Russell
g.russell@shepherd.co.uk

T: 01382 878005
F: 01382 878009

www.shepherd.co.uk

LOCATION

Kirriemuir is a gateway community at the foot of the Angus Glens providing a range of services and facilities to the surrounding rural areas.

The town has a population of circa 6,000 (source: Angus Council).

The subject property is located on the west side of High Street adjacent to its junction with Bank Street within the heart of the town centre.

On street parking is available within the immediate vicinity with a number of local authority operated car parks positioned around the town centre providing parking for shoppers and visitors.

Surrounding properties are of a similar nature with commercial properties at ground floor level, with residential flats on the upper floors.

Occupiers in close proximity include a Co-op Supermarket, Boots and Visocchi's café along with a number of local retail and leisure operators.

DESCRIPTION

The subjects comprise a three storey mid terraced building fronting onto High Street and the village square. Comprising retail space at ground floor level with a split level counter, small kitchen and W.C to the rear.

RATEABLE VALUE

The premises have been assessed for rating purposes and are entered in the valuation Roll at:

Net and Rateable value: £2,950.

The Unified Business Rate for the financial year 2019/2020 is 49 pence exclusive of water and sewerage.

The property qualifies for 100% small business rates relief. Please call for details.

ACCOMMODATION

Floor	Description	sq m	sq ft
Ground	Retail Area, Back shop, cupboard, kitchen and WC	37.65	405
Total		37.65	405

The foregoing areas have been calculated on a Net Internal Area basis in accordance with RICS Property Measurement professional Statement (Second Edition, May 2018) incorporating the International Property Measurement Standards and the RICS Code of Measuring Practice (Sixth Edition).

PROPOSAL

Our client is inviting rental offers in the region of £4,000 per annum for a negotiable term of years.

Offers to purchase are also invited for our clients heritable interest.

ENERGY PERFORMANCE CERTIFICATE

Awaiting assessment.

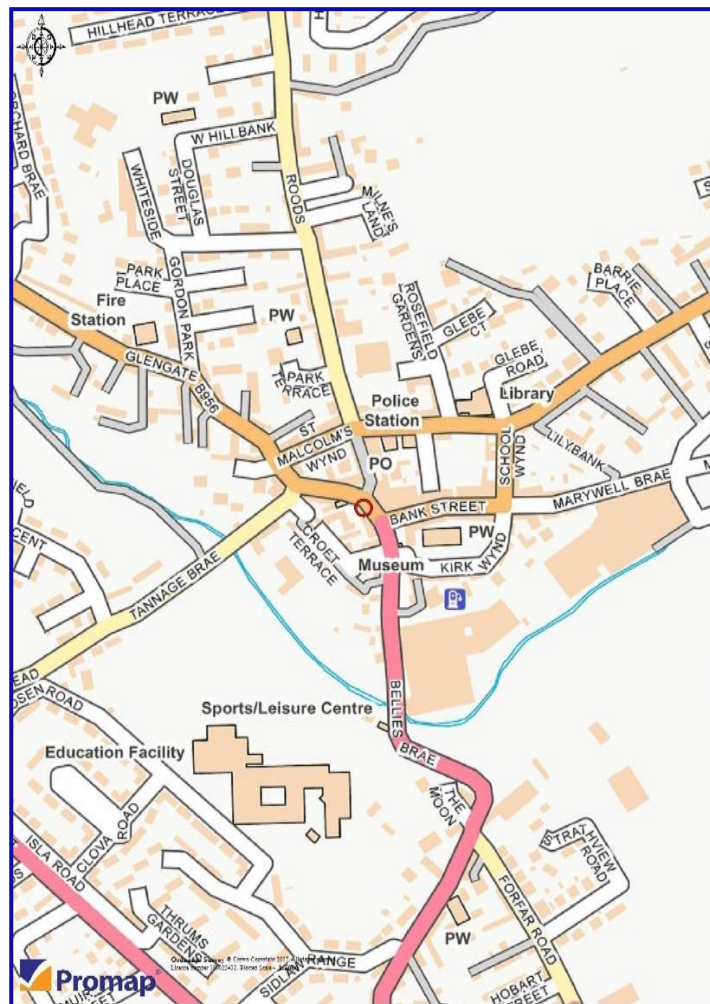
Further information is available to seriously interested parties on request.

VAT

For the avoidance of doubt all prices quoted are exclusive of VAT.

MONEY LAUNDERING

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.



LEGAL FEES

Each party shall be responsible for their own legal costs with the ingoing tenant assuming responsibility for any LBTT, registration dues and VAT thereon.

VIEWING

For further information or viewing arrangements please contact the sole agents:

A 13 Albert Square, Dundee, DD1 1XA

T 01382 878005

E Scott Robertson – s.robertson@shepherd.co.uk
Gavin Russell – g.russell@shepherd.co.uk

Publication date: August 2019