



WESTPORT
PROPERTY
CHARTERED SURVEYORS

FOR SALE, TO LET

**152 High Street, Arbroath,
Angus, DD11 1HW**

**Retail
2,271 sq ft**

Retail unit on busy town centre location Starting
Rent From £10,000 PA

- GROUND FLOOR SALES
- FIRST FLOOR STAFF/STORAGE & BASEMENT STORAGE
- REAR LOADING
- FLEXIBLE TERMS

Location

The property occupies a prime retail position on the pedestrianised section of High Street in Arbroath town centre. Neighbouring occupiers include Boots, Argos, Superdrug, SemiChem, M&Co and Farmfoods amongst a wide range of national and local retailers, including a good range of charity shops. Arbroath is a busy coastal town with a resident population of approximately 23,500, and is an important service and employment centre, located on the east coast of Scotland, approximately 17 miles north-east of Dundee. Arbroath has a main East Coast line railway station and is well served by the main road network.

The property comprises a retail unit located on the west side of the prime pedestrianised section of High Street.

The unit benefits from having an attractive modern retail display frontage to High Street and is laid out over ground, first and basement floors. The ground floor provides a well configured retail space, whilst the first floor provides storage space, an office/staff room and staff toilet. The basement offers additional storage accommodation.

There is good vehicular access to the rear for loading purposes and / or staff parking.

Specification

- Attractive modern retail display
- Arranged over ground, first and basement floors
- Oopen plan retail with office/staff & storage
- Loading & parking to rear

Availability

Description	sq m	sq ft
Ground	150.8	1,623
First	44.2	476
Basement	16.0	172
Total	211	2,271

Terms

A new lease will be framed on Full Repairing and Insuring terms.

Viewing

Strictly by appointment by the sole agents.

Business Rates

Rates Payable: £10,018.80 per annum
 (based upon Rateable Value: £20,700 and UBR: 48.4p)
 Contact assessors

Rent

Starting rent from £10,000 per annum + VAT

Freehold Price

Offers invited price on application

Energy Performance Rating

This property has been graded as - (E).



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 Date: 16/03/2017