

TO LET / MAY SELL

CAFÉ PREMISES

21 Commerce Street, Arbroath, DD11 1NA



- **Net Internal Floor Area: 56.56 sq m (609 sq ft)**
- **Excellent Frontage**
- **Close to main shopping area**
- **Applicable for rates relief**
- **Suitable for a variety of uses subject to planning**
- **Asking Rent: Offers Over £6,000 per annum**

VIEWING & FURTHER INFORMATION:

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LOCATION

Arbroath is positioned on the north east coast of Scotland, approximately 28 km (18 miles) north east of Dundee, within the local authority area of Angus.

Arbroath is the largest of the Angus Council towns and has a resident population of some 23,500 persons (source: Angus Council).

The subject property occupies a prominent position situated on the edge of Arbroath Shopping Precinct on a busy thoroughfare. Neighbouring occupiers include Royal Bank of Scotland, Bank of Scotland, TSB, True Identity, Angus Bike Chain, Barclay Ross and The Foot Rooms.

Commerce Street is located on the edge of Arbroath's banking quarter and is only a short distance from the harbour.

DESCRIPTION

The subjects comprise a café unit arranged on ground floor level within an mid terraced building of stone construction, built circa 1900.

The property benefits from an excellent frontage onto Commerce Street.

Internally the property is in good condition throughout and previously traded as a café however it would suit a variety of uses subject to the relevant planning.

ACCOMMODATION

We calculate the subjects extend to approximately 56.56 Sq.M. (609 Sq.Ft.) on a Net Internal Area basis in accordance with RICS Property Measurement Professional Statement (First Edition, May 2015) incorporating the International Property Measurement Standards and the RICS Code of Measuring Practice (Sixth Edition).

SERVICES

The property is understood to connect to mains supplies of water, electricity and drainage.

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RATEABLE VALUE

The premises have been assessed for rating purposes and are entered in the Valuation Roll for the current year at: £4,850

The Unified Business Rate for the financial year 2018/2019 is 48 pence exclusive of water and sewerage.

Qualifies for relief under the small business bonus scheme. (up to 100% reduction on properties with a rateable value of under £15,000 for the financial year 2018/2019).

PROPOSAL

Our client wishes to lease the property for a term of years to be negotiated.

Asking rent – Offers Over £6,000 per annum.

Our client may consider the sale of the property.

ENERGY PERFORMANCE RATING

The property has a current Energy Performance Rating of 'F'

Further information and a recommendation report is available to seriously interested parties on request.

VAT

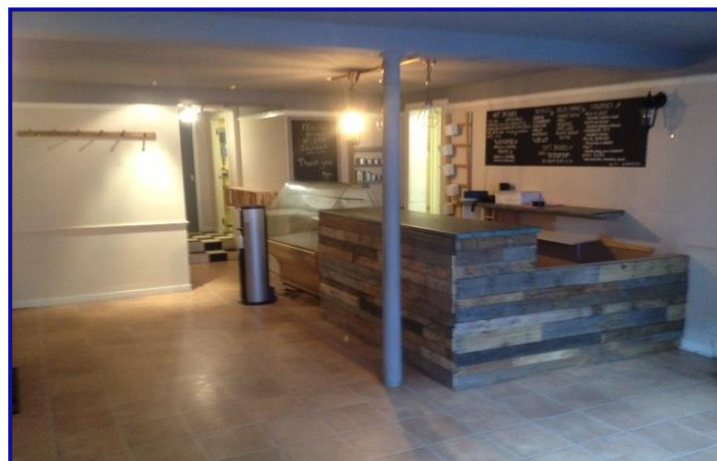
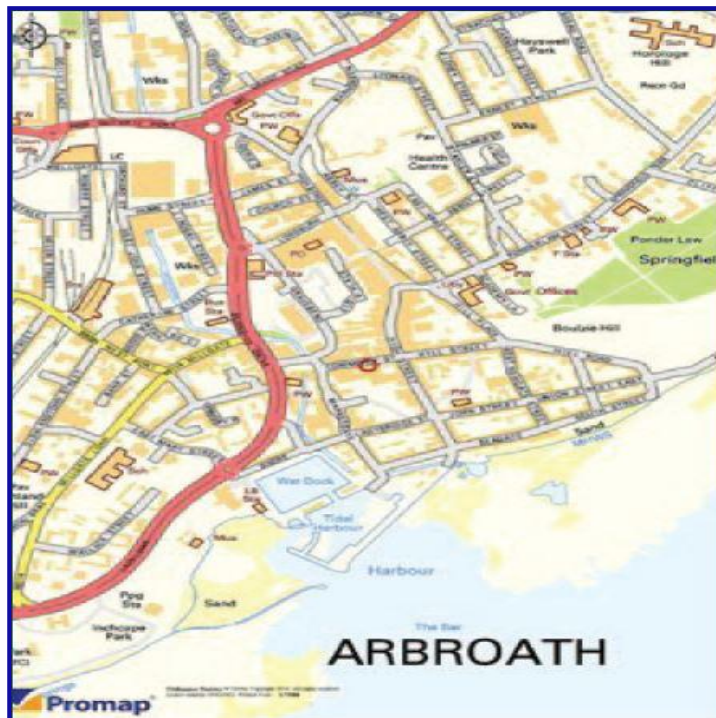
For the avoidance of doubt all prices quoted are exclusive of VAT.

LEGAL COSTS

The incoming tenant shall be responsible for the legal costs and any **Land and Buildings Transaction Tax (LBTT)** and registration dues etc.

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 require to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.



VIEWING

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

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