

TO LET

Modernised Retail or Office

50 – 50A High Street, Brechin, DD9 6EY



- **Newly Installed Gas Central Heating**
- **Close to main trunk road links**
- **Easy Access to Town Centre**
- **Modernised Accommodation**
- **Prime Retail Location**
- **100% Rates Relief**
- **Total Net Area 70 sq.m**

VIEWING & FURTHER INFORMATION:

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LOCATION

Brechin is a historic market town within the Local Authority region of Angus and has a resident population of approximately 7,000 persons (source: Scrol).

It is situated some 44 km (20 miles) north east of Dundee and 64 km (40 miles) south west of Aberdeen and benefits from its close proximity to the A90 trunk road linking Aberdeen to Dundee and beyond.

Surrounding properties are a mix of residential and retail and include restaurants, Rainbow, The Barber, E- cigs E-liquids and accessories, and the Beauty Lounge as well as a number of other local businesses.

DESCRIPTION

The subjects are located on the west side of the High Street in a mixed commercial/residential area.

The subjects comprise a ground floor retail unit and adjoining store. Internally the subjects comprise a retail area with modernised toilet and kitchen facilities.

Internally the property has been fully refurbished with a fitted gas central heating in the shop and modernised staff facilities. The property also benefits from an extensive glazed frontage and a neighbouring store with separate access.

The property is suitable for retail/office use however alternative commercial use may be possible subject to appropriate local authority consent.

AREA

Floor	Accommodation	Area
Ground	Retail unit	41 SqM (441 SqFt)
Ground	Store	29 SqM (312 SqFt)

We have calculate the subjects 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)

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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:

Accommodation	Net and Rateable Value
Retail Unit	£1,825
Store	£360

The Unified Business Rate for the financial year 2016/2017 is 48.4 pence exclusive of water and sewerage.

PROPOSAL

Our clients wish to lease the property for a term of years to be negotiated.

Asking rent - £5,000 per annum.

Retail Unit and Store can be let on an individual basis.

ENERGY PERFORMANCE CERTIFICATE

Awaiting further details

VAT

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

LEGAL FEES

Both parties shall be responsible for their own legal costs with the ingoing tenant assuming responsibility for LBTT and registration dues.

VIEWING

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

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