

FOR SALE

Office/ Development Opportunity

265a High Street, Arbroath, DD11 1EE



- **Up to 100% Small Business Rates Relief (Subject to eligibility)**
- **Office Accommodation**
- **Development Opportunity**
- **NIA 127.78 Sq.m (1,375 sq.ft)**
- **Suitable for a variety of uses (subject to planning)**

VIEWING & FURTHER INFORMATION:

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LOCATION

Arbroath is positioned on the north-east coast of Scotland approximately 18 miles north-east of Dundee, within the Local Authority area of Angus.

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

The property is located on High Street to the northern extent close to the pedestrianised retail area in the centre of the town and in close proximity to tourist attraction, Arbroath Abbey.

The High street is a busy thoroughfare with the surrounding properties comprising a mix of local retail, leisure and service users at ground floor with residential flats on the upper floors.

DESCRIPTION

The subjects comprise terraced building built around 100 years ago and arranged over first and second (attic floor) with extension to the rear. At first floor the office extends into a neighbouring building of similar design.

The main office accommodation is arranged over first floor level with reception, two private offices, staff kitchen. In addition, there is a large meeting room accessed via a central corridor which is wholly contained within the neighbouring building.

An internal timber stair provides access to attic level storage and W.C. facilities.

The property is accessed via a private entrance and passageway leading from High Street with a timber stair leading to the office entrance. At mid-level of the stair, a timber door leads out to an external courtyard to the rear of the property via an external stone stair which we understand is in common ownership.

The property would also suit a variety of other uses such as a studio, salon or possibly conversion to residential use (subject to the appropriate local authority consent). Interested parties should make their own enquiries to Angus Council planning department with regards their proposed use.

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PROPOSAL

Our client is seeking offers in excess of £40,000 for their freehold interest in the property.

ACCOMMODATION

The available accommodation can be summarised as follows;

Floor	Accommodation	Sq.m	Sq.ft
First	Reception, 2 Private Offices, Kitchen, and Meeting Room	94.13	1,013
Second	Storage with Male and Female Toilets	33.66	362
TOTAL		127.78	1,375

The above areas have been calculated on a Net Internal area basis in accordance with RICS Property Measurement Professional Statement (Second Edition, January 2018) 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, gas, electricity and drain into the main sewer.

RATEABLE VALUE

The premises have been assessed for rating purposes and are entered in the Valuation Roll for the current year at £6,800.

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

The subjects qualify for rates 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 2017/2018). Please contact us for further details.

ENERGY PERFORMANCE RATING

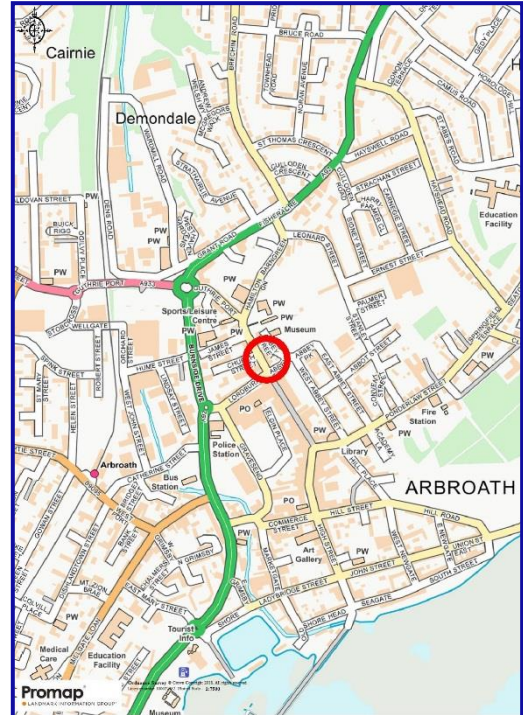


VAT

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

LEGAL COSTS

Both parties shall be responsible for their own legal costs with the purchaser responsible for any Land and Buildings Transaction Tax (LBTT) and registration dues.



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 and 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.

VIEWING

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

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