

TO LET

OFFICE

Area: 38sq m (409sq ft)

Rent: £3,400pa

Rateable Value: £2,850

EPC Rating: E

Unit 8

Brechin Business Centre

Southesk Street

Brechin

DD9 6DY



For viewing and further information contact
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LOCATION

The historic market town of Brechin functions as an employment, commercial and service centre in North Angus. With a population of approximately 7000, Brechin is one of the principal rural settlements within Angus and its location adjacent to the A90 dual carriageway, with grade separated junctions, affords excellent access to the local and national road network. Brechin is approximately 25 miles north of Dundee and 38 miles south of Aberdeen. It is approximately 8.5 miles from Montrose, providing the nearest rail service and deep water port. There are international airports at Aberdeen (45 miles) and Edinburgh (83 miles).

Brechin Business Centre lies approximately ½ a mile to the south-east of the town centre in a predominantly mixed-use area. A purpose built two-storey development comprising 9 units, it provides a mix of roller shutter workshop/industrial/ storage units and offices on the upper level. The subjects are accessed directly from Southesk Street. Parking is available in front of the units and overflow parking is available at the side of the business centre.



DESCRIPTION

Unit 8 is a first-floor office accessed via shared entrance at ground floor level and access stairway.

The unit benefits from natural daylight, extractor fan, wall mounted heater, private WC and wash basin.

In accordance with the RICS Code of Measuring Practice (6th Edition), the Gross Internal Area is calculated to be: 38sq M (409sq ft).

LEASE TERMS

Unit 8 is offered for a minimum term of 6 years on a wind and watertight basis.

ENTRY

Entry is available subject to conclusion of Legal Missives.

RATING

The property has been assessed for rating purposes and entered in the Valuation Roll for the current year at £2,850.

The uniform business rate for commercial premises is currently 0.48 pence in the pound for the Financial Year 2026/2027. Qualifying occupiers may benefit from rates relief under the Small Business Bonus Scheme.

Estimate your rates bill using The Scottish Government's [Business Rates Calculator](#)

ENERGY PERFORMANCE CERTIFICATE RATING:

The property has a current EPC rating of E.

LEGAL COSTS

The ingoing tenants will be responsible for the reasonably incurred legal costs and registration dues. Approximately £310, £80 plan and £44 registration fee.

VAT

Any prices quoted are exclusive of VAT (if applicable).



Angus Council for themselves give notice that : (i) The particulars and plan are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details, are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and are advised to do so ; (iii) no person in the employment of Angus Council has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices, rents and premiums are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.