

**ESTABLISHED
BUTCHERS BUSINESS
AND PREMISES**

TOWN CENTRE LOCATION

WELL FITTED SHOP, INCLUDING
REFRIGERATED UNIT

ON STREET PARKING

STRONG ESTABLISHED /
PROFITABLE BUSINESS

CURRENTLY THE ONLY
BUTCHERS BUSINESS IN
KIRRIEMUIR

PRICE - £90,000



FOR SALE / MAY LET

13 BANK STREET KIRRIEMUIR DD8 4BE

CONTACT: Scott Robertson s.robertson@shepherd.co.uk (01382) 878005 www.shepherd.co.uk



LOCATION

Kirriemuir is a gateway community at the foot of the Angus Glens providing a range of services and facilities to the surrounding rural areas.

The town has a population of 6,000 persons (source: Angus Council).

The subjects are located on the north side of Bank Street, broadly midway between its junctions with High Street and Reform Street / Marywell Brae, adjacent to Manse Close.

On street parking is available on the opposite side of Bank Street however Manse Close connects into the main town centre car park operated by Angus Council.

RATEABLE VALUE

The premises have been assessed for rating purposes and are entered in the valuation roll for the current year at:

Rateable Value - £2,425

The business rate for the financial year 2019/2020 is 49 pence inclusive of water and sewerage.

The subjects qualify for up to 100% business rates relief under the Small Business Bonus Scheme subject to eligibility.

DESCRIPTION

The subjects comprise a ground floor retail unit forming part of a terraced 2 ½ storey town centre tenement constructed around 1800.

The building of which the subjects form part is constructed of stone with a pitched timber roof over laid in slate and floors are a mix of timber and solid construction.

Windows are generally timber casement, single glazed.

BUSINESS

The business is well established and is currently the only butcher’s business in Kirriemuir.

Accounting information is available to seriously interested parties.

TERMS

Our clients wish to sell the property as an operational entity with the benefit of the ongoing business.

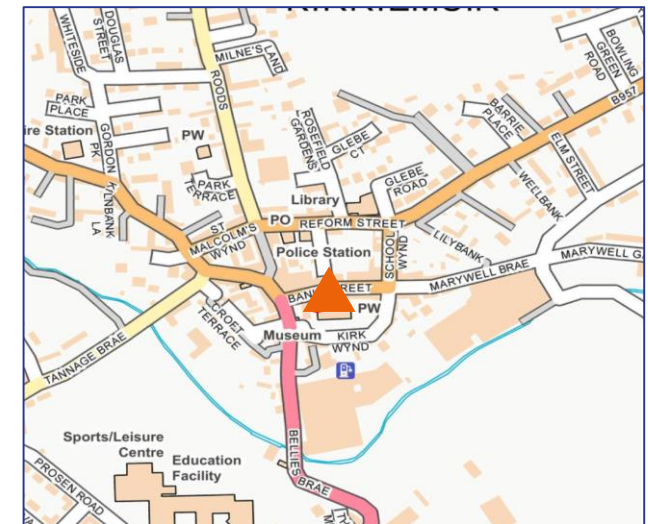
Asking Price - £90,000

EPC

‘G’

ACCOMMODATION	SqM	SqFt
Entrance vestibule leading into retail area and linking into preparation /back shop areas incorporating walk in chill and toilet with WC	50.16	540
TOTAL	50.16	540

The foregoing areas have been calculated on a Gross Internal area basis in accordance with RICS Property Measurement Professional Statement (Second Edition).



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

Shepherd Chartered Surveyors 13 Albert Square, Dundee, DD1 1XA
 Scott Robertson s.robertson@shepherd.co.uk

www.shepherd.co.uk



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