



267 High Street, Arbroath, DD11 1EE

Town Centre Location

- Ground Floor
- Well Presented
- 942sq ft
- Held on F.R.I Lease
- Passing Rent: £6,000p.a.
- Expiry: 14th August 2030
- Sale: £55,000

#### LOCATION

The property is situated on the east side of High Street between its junctions with Church Street and James Street within the town of Arbroath.

Arbroath is positioned on the north-east coast of Scotland approximately 29 km (18 miles) north-east of Dundee, within the Local Authority region of Angus. The town, which is the largest of the Angus towns, has a resident population of some 23,500 persons (Source: Angus Council).

#### PROPERTY

The property occupies the ground floor and part first floor of a larger mixed use traditional sandstone development surmounted by a pitched roof.

The property benefits from a large display window and single door entrance leading to an open plan retailing space with partitioned tea prep and w.c. to the rear.

#### AREA

Ground: 73sqm (786sq ft)  
1st: 14.5sqm (156sq ft)

Total: 87.5sqm (942sq ft)

#### NAV/RV

£5,100



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#### LEASE SUMMARY

The property is held on a licence to occupy on a personal name expiring 14th September 2030 at a passing rent of £6,000per annum

#### SALE

The property is available on a freehold basis for £55,000

#### V.A.T

The property is not elected for V.A.T

#### E.P.C

Available on request

#### TITLE

Available on request

#### LEGAL

Each party shall bear their own legal costs incurred in the transaction

#### TSA Property Consultants

162 Buchanan Street  
Glasgow, G1 2LL

**Jas** - 07810 717229 (jas@tsapc.co.uk)

**Will** - 07581 396092 (will@tsapc.co.uk)

**General** - 0141 237 4324 (info@tsapc.co.uk)

#### Anti-Money Laundering

In order to comply with anti-money laundering legislation, the successful purchaser / tenant will be required to provide certain identification documents.

The required documents will be confirmed to and requested at the relevant time

#### Property Misdescription Act 1991:

The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication After these details have been printed, circumstances may change out with our control When we are advised of any change we wil inform al enquiries at the earliest opportunity.