

TO LET

OFFICE

Area: 36 sq m (388 sq ft)

Rent: £4,000 pa

Rateable Value: £3,050

EPC Rating: E

Unit 6

Brechin Business Centre

Southesk Street

Brechin

Angus

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 6 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: 36 sq m (388 sq ft).

LEASE TERMS

Unit 6 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 £3,050.

The uniform business rate for commercial premises is currently 0.49 pence in the pound for the Financial Year 2024/2025. 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](#) (this link uses the draft valuations for 2024/2025).

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 £273 + £44 registration fee.

VAT

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



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