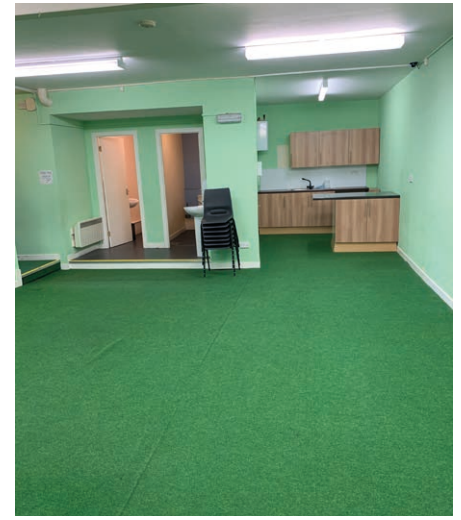




## 24 Clerk Street, Brechin, DD9 6AY

- Commercial premises may suit variety of uses
- Ground floor
- Prominent end terraced position
- NIA 95.11 Sq. M. / 1,024 Sq. Ft.
- Rental offers of £10,000pa invited





## LOCATION

The "Cathedral City" of Brechin is one of the principal rural settlements within Angus lying adjacent to the A90 dual carriageway. Brechin affords excellent access to the national and local road networks with the subjects located approximately 30 miles north of Dundee and 40 miles south of Aberdeen.

The property itself is situated on Clerk Street, at its junction with MacGregor Street and within Brechin Town Centre. Un-metered on street parking is available immediately outside. Neighbouring occupiers include Ferguson Will, Chase de Vere and an Esso Petrol Filling Station.

The approximate location is shown by the OS Plan.

## DESCRIPTION

The subjects offer the ground floor of a 2-storey plus attic traditional end terraced stone and slate building held under a pitched roof.

Access to the property is granted by way of 2 pedestrian entrances directly from Clerk Street. There is also a roller shutter door that can provide access into the rear of the property, accessed from MacGregor Street.

Internally the property comprises two large open plan rooms, with extensive glazed frontage to Clerk Street. From here there is a further large room at the rear of the property with also has a kitchenette area. There are male, female and disabled access toilets within.

The property has most recently be used as a day nursery / day centre. Subject the appropriate planning permissions we feel the property could be suited to a number of commercial uses including office, retail or café / bar. All enquiries in this regard should be directed to Angus Council Planning department.

## ACCOMMODATION

We have measured the property in accordance with the RICS Property Measurement 2nd Edition and have calculated the floor areas in accordance with the RICS Code of Measuring Practice (6th Edition) to arrive at the net internal floor area as follows;

95.11 sq. m. / 1,024 sq. ft.

## RATEABLE VALUE

The subjects are entered in the Valuation Role with a rateable value of £6,000. The unified business rate for the year 2021/22 is 49p exclusive of water and sewerage rates.

## LEASE TERMS

The subjects are available on flexible lease terms, subject to availability and lease negotiations.

Further details on lease terms and space available are available from the sole letting agents Graham + Sibbald Chartered Surveyors.

## EPC RATING

Available upon request.

## VAT

For the avoidance of doubt all figures quoted are exclusive of VAT unless otherwise stated and any prospective tenant should satisfy themselves independently as to the incidence of VAT involved in this transaction.

## VIEWING

Viewing is through the Sole Selling Agents, Messrs. Graham + Sibbald.

Please note, all viewings and information requested is strictly via the Sole Selling Agents. No direct approaches.

To arrange a viewing please contact:



**Grant Robertson**

Associate

grant.robertson@g-s.co.uk

01382 200064



**Murray Watson**

Graduate Surveyor

murray.watson@g-s.co.uk

01382 200 064

## IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: November 2021