

TO LET

MAY SUIT VARIETY OF COMMERCIAL USES

 GRAHAM
SIBBALD



2 Panmure Street
Brechtin, DD9 6AP

- Class 1A building
- 131sqm / 1,410sqft
- Property may qualify for 100% rates relief
- All Enquiries Invited
- 'C' Listed

LOCATION

The "Cathedral City" of Brechin is one of the principle 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 subjects are located on Panmure Street at its junction with Clerk Street, within the town centre.

DESCRIPTION

The subjects comprise a single story semi - detached former bank building of traditional stone construction held under a flat roof with feature domed roof light.

Access to the property is directly off Panmure street via a recessed pedestrian entrance door. Accommodation is largely open plan in nature with a number of individual rooms along with staff welfare facilities.

The property may suit a variety of commercial uses subject to the relevant planning consent via Angus Council.



RATEABLE VALUE

The subjects have a Net and Rateable Value of £8,300.

The unified business rate for the year 2023/2024 is 49.8p exclusive of water and sewerage rates.

Occupiers should qualify for 100% rates relief however should satisfy themselves on this matter.

TERMS

The subjects are available to let. Rental offers in the region of £12,000 per annum.

All enquires to the sole letting agent.

LEGAL COSTS + VAT

For the avoidance of doubt all figures quoted are exclusive of VAT

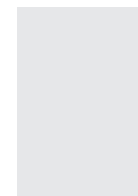
EPC

Available on request

To arrange a viewing please contact:



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Director
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IMPORTANT NOTICE

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