

**TO LET**  
COMMERCIAL UNIT — CLASS 1A



**97 High Street**  
**Carnoustie**  
**DD7 7EA**

- Prominent Ground Floor Commercial Unit
- Secure Parking (rear of building)
- May qualify for 100% rates relief
- Suitable for a variety of commercial uses
- N I A: 126.0 Sq.M (1,370 sq.Ft)

## LOCATION

Carnoustie with a population of approximately 11,000 is one of the principle towns within the county of Angus. Carnoustie is located approximately 11 miles east of Dundee and 8 miles west of Arbroath.

The town is a well renowned location due to the popular Links Golf Course and is easily accessible by means of the A92.

More precisely, the subjects are located on High Street, close to its junction with Queen Street. Surrounding properties are mixed commercial in use, to include the established Dibble Tree Theatre and The Carnoustie Golf Shop.

The approximate location is shown by the OS plan.



## DESCRIPTION

The subjects comprise a commercial unit, former Café, laid out over ground floor level. The subjects are contained within a traditionally constructed building. The property benefits from good glazed display frontage.

Access to the property is directly off High Street or alternatively via an accessible ramp from the rear car park. Accommodation is largely open plan in its nature comprising a large bright sales area with staff and WC facilities located to the rear of the property.

The subjects come with ample secure parking situated at the rear of the property.

Accommodation is flexible and as such may suit a variety of commercial uses, subject to consents.

## ACCOMMODATION

We have measured the property in accordance with the RICS Property Measurement (2nd Edition), which incorporates the RICS Code of Measuring Practice (6th Edition), to arrive at the following Net Internal Area:

Floor	Sq.m.	Sq.ft
Ground	126	1,370

## RENT

The subjects are available To Let at an asking rent of £16,500 per annum. It is anticipated that the lease will be structured on standard commercial terms for a period to be negotiated.

Further information available from the Sole Letting Agents.

## RATEABLE VALUE

The subjects have a Net and Rateable Value of £10,288

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

The subjects may qualify for 100% Rates relief. Interested parties should make their own enquiries in this regard.

## LEGAL COSTS + VAT

Each party to bear their own legal costs associated with this transaction.

We understand that the property is elected for VAT and therefore VAT is payable on the rent.

## VIEWING

Viewing is through the Sole Letting Agents.

To arrange a viewing please contact:



**Garth Davison**  
01382 200064  
Garth.Davison@g-s.co.uk



**Charles Clark**  
01382 200064  
Charles.Clark@g-s.co.uk

## 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.
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