



28-30 Panmure Street
Brechin, Angus, DD9 6AP

- Ground, First and Attic Floor Office
- May Suit a variety of Uses
- Development opportunity - subject to consents
- Extends to 463.42 sq.m. / 4,989 sq.ft



To arrange a viewing please contact:



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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.

More precisely, the subjects are located on the south side of Panmure Street at its junction with Bank Street and close to the junction with Southesk Street, within the town centre. Surrounding occupiers are a mix of residential and commercial, which include local operators and local authority buildings.

The approximate location is shown by the OS Plan.

DESCRIPTION

The subjects comprise a two storey + attic traditional stone tenement end terraced office building. The building comprises ground, first and second floor attic levels of traditional stone construction and a pitched slate roof.

The main entrance is accessed from Panmure Street and benefits from an additional entrance door also from Panmure Street. The ground and first floor contains a number of office rooms in a cellular layout, as well as toilet and kitchenette facilities. The second floor attic provides additional office space and/or storage.

The subjects may suit a variety of different occupiers or redevelopment 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 Gross Internal Floor Areas:

Description	Size (SQ.M)	Size (SQ.FT)
Ground	228.70	2,462
First	179.94	1,937
Second	54.78	590
Total	463.42	4,989

RATEABLE VALUE

The subjects have a Net and Rateable Value of £13,300.

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

LEGAL COSTS + VAT

For the avoidance of doubt, all figures are quoted exclusive of VAT unless otherwise stated. However, interested parties are advised to satisfy themselves in this regard.

EPC

Available on request.

PRICE

The subjects are available For Sale with offers invited for the heritable interest. Further information is available from the Sole Selling Agents.

VIEWING + OFFICE ADDRESS

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

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

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6. Date of Publication: April 2024