

## PURPOSE BUILT LEISURE CENTRE

- > ADDITIONAL LAND AND / OR PARKING COULD BE INCLUDED
- > SUITABLE FOR ALTERNATIVE USES (SUBJECT TO LOCAL AUTHORITY CONSENTS)
- > GIA: 1,063.94 SQ M (11,452 SQ FT)
- > OFFERS INVITED

 Brechin Leisure Centre

# FOR SALE/TO LET

**SPORTS CENTRE, MEIKLE MILL, BRECHIN, DD9 7EU**

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## LOCATION

The Cathedral City of Brechin functions as an employment, commercial and service centre for north Angus and has a resident population of approximately 7,481 persons (Census: 2011).

The town is situated some 44 km (20 miles) north-east of Dundee and 60 km ((40 miles) south-west of Aberdeen and benefits from its close proximity to the A90 trunk road linking Aberdeen to Dundee and beyond.

The subjects are located on the southern fringe of Brechin a short distance from the junction of River Street, Bridge Street and Witchden Road and accessed via a roadway known as Meikle Mill.

Surrounding properties are of a residential nature with public open space (Inch Park) to the south/west of the property.

## DESCRIPTION

The subjects comprise a purpose-built sports centre planned over two floors and constructed around a steel frame with metal profile sheet claddings to the walls and roof and solid floors.

There is an aluminium and glazed screen entrance and windows of a similar design.

Meikle Mill leads into a car park and the sports centre sits on the far side of the car park. There are stone/brick/harled and slate stores and a timber/felt store to one side of the car park and a former public convenience to the other side.

There is a floodlit 3G sports pitch to the rear of the building which is bounded by a concrete block wall with a high-level steel fence above. This could be included in the lease/sale.

## ACCOMODATION

		SqM	SqFt
Ground	Entrance foyer, reception, office, general purpose room, ladies and gents W.C. facilities, ladies and gents changing facilities and large sports hall.	923.97	9,945
First	Office and general-purpose studio.	139.97	1,507
<b>TOTAL</b>		<b>1,063.94</b>	<b>11,452</b>

The above areas, which have been calculated from site measurements, have been calculated on a gross internal area basis in accordance with the Sixth Edition of the RICS Code of Measuring Practice.



## PROPOSAL

Rental offers are invited to lease the property for a negotiable period of years on a traditional full repairing and insuring lease.

Alternatively, our clients would consider offers to purchase the premises.

Our clients are offering the building for lease/sale but may consider proposals that perhaps include additional land and/or parking spaces.

The windows and the interior of the property have suffered some damage and landlord works can be agreed with the ingoing tenant.

## EPC

Available on request.

## RATEABLE VALUE

The premises have been assessed for rating purposes and are entered in the Valuation Roll for the current year at:

Net and Rateable Value: £59,200

The Unified Business Rate for the financial year 2021/2022 is 50.3 pence exclusive of water and sewerage.

The ingoing tenant/purchaser will have the right to appeal this assessment.

## COMMON GOOD PROPERTY

We are marketing this property on behalf of Angus Council and as the property is held on Brechin Common Good it should be noted that once terms are agreed there will be an 8-week consultation period before solicitors are instructed

## VAT

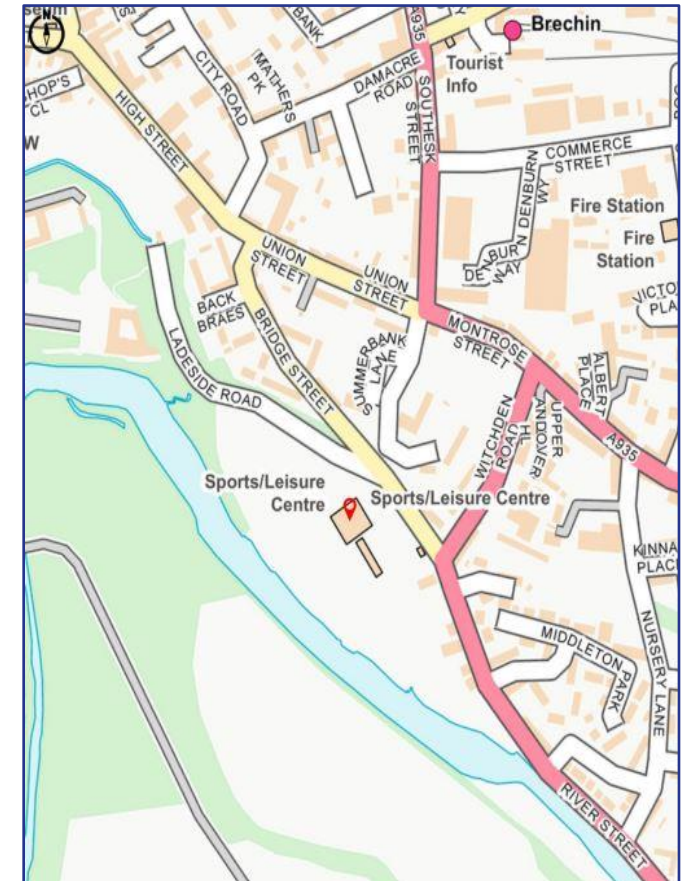
For the avoidance of doubt all prices quoted are exclusive of VAT, which will be charged at the current rate

## LEGAL COSTS

The ingoing tenant/purchaser will be expected to make a contribution of £550 to Angus Council's legal costs. The ingoing tenant/purchaser is also responsible for any registration dues and VAT thereon.

## MONEY LAUNDERING

The money laundering, terrorist financing and transfer of funds (information on the payer) regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed



**For further information or viewing arrangements please contact the sole agents:**

**Shepherd Chartered Surveyors** 13 Albert Square, Dundee, DD1 1XA T: (01382) 878005

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