

DEVELOPMENT OPPORTUNITY

- > FUNCTIONAL OFFICE BUILDING WITH TRADITIONAL FEATURES
- > ATTRACTIVE LOCATION
- > WALKING DISTANCE TO TOWN CENTRE
- > GIA: 1,409 SQ M (15,170 SQ FT)
- > NIA: 889 SQ M (9,568 SQ FT)
- > 22 SPACE CAR PARK AT REAR WITH ACCESS FROM ACADEMY STREET / LANE
- > SUITABLE FOR A VARIETY OF USES (SUBJECT TO THE NECESSARY CONSENTS)
- > OFFERS INVITED



FOR SALE

DEWAR HOUSE, 12 -13 HILL TERRACE, ARBROATH, DD11 1EJ

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LOCATION

Arbroath is positioned on the north-east coast of Scotland approximately 29 km (18 miles) north-east of Dundee, within the Local Authority region of Angus.

The town, which is the largest of the Angus towns, has a resident population of some 23,500 persons (Source: Angus Council).

The subjects are located on the northern fringe of the town centre and enjoy an elevated site facing onto Hill Place.

The central library is located immediately next door and other surrounding properties comprise a mix of residential and office buildings.

The prime retail location is a short distance walk away.

The most recent office use is consistent with the location and on street parking facilities are available to the front of the property and at various spots around the town centre.

DESCRIPTION

The subjects comprise two tenement buildings which have been adapted and extended to provide the current office facility.

The main front buildings are planned over 3 levels, the rear extension is planned over two storeys.

The main buildings are of stone construction with slated roofs and a mixture of suspended timber and solid floors.

The extended parts are a mixture of brick and/or block

construction, harled externally, with pitched timber and slate and flat / felt roofs. Floors are also a mixture of suspended timber and solid construction.

Windows generally comprise replacement double glazed units.

All the forgoing stands upon a broadly rectangular shaped site which includes parking at the rear for 22 cars, accessible from Academy Street / Academy Lane to the rear.

ACCOMMODATION

Floor	Accommodation	Gross Floor Areas		Net Floor Areas	
		sq.m.	Sq.ft	sq.m	sq.ft
Ground	Entrances, vestibules, general offices, stores, cleaning room and toilet facilities.	392	4291	235	2529
First	General offices, kitchens, stores and toilet facilities	517	5568	311	3347
Second	General offices, kitchens, stores and toilet facilities	500	5383	343	3692
Total		1409	15170	889	9568

The above areas have been calculated in accordance with the Sixth Edition of the RICS Code of Measuring Practice.



RATEABLE VALUE

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

Rateable Value - £45,100

The Proposed Rateable Value for 2023 / 2024 - £44,000

The business rate for the financial year 2023 / 2024 is 49.8 pence exclusive of water and sewerage.

TERMS

Our client is inviting offers for their heritable interest in the property.

All interested parties should make their own enquiries to Angus Council planning department regarding change of use.

EPC

Further information available on request.

VAT

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

LEGAL COSTS

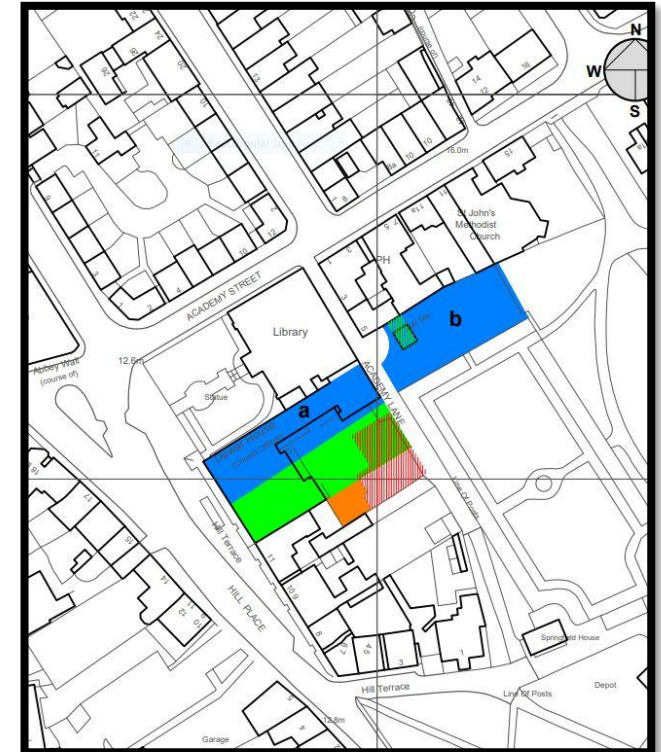
Each party to bear their own legal costs in connection with this transaction with the ingoing tenant being responsible for any registration dues and VAT thereon.

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 and 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.

VIEWING/FURTHER INFORMATION

Strictly by appointment with the sole selling agents.



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

Shepherd Chartered Surveyors 13 Albert Square, Dundee, DD1 1XA T: (01382) 878005
 Scott Robertson s.robertson@shepherd.co.uk Gerry McCluskey g.mccluskey@shepherd.co.uk

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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **PUBLICATION: JANUARY 2023**