

RETAIL PREMISES

- > OPEN PLAN FLOOR SPACE
- > ON-STREET PARKING
- > RENT - £3,000 PER ANNUM
- > PURCHASE - OFFERS OVER £30,000
- > UP TO 100% RATES RELIEF
- > NIA: 30.02 SQ M (325 SQ FT)

NEW TO YOU
DRESS AGENCY
TEL: 07764 928685

TO LET/ MAY SELL

27 GUTHRIE PORT, ARBROATH, DD11 1RW

CONTACT: Scott Robertson – s.robertson@shepherd.co.uk – 01382 878005 www.shepherd.co.uk



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 property is positioned on the east side of Guthrie Port, a short distance from the railway station and within an established popular retail area.

Neighbouring occupiers mainly comprise of local retailers and solons, and the property is located opposite the Learning Tree Partnership.

On-street parking is available in the immediate vicinity with several Local Authority operated parking provisions within easy walking distance.

DESCRIPTION

The subjects comprise a ground floor retail unit, forming part of a traditional mid terraced 3 storey and attic terraced building.

The upper floors of the building are in residential use.

The main walls are of a solid stone construction whilst the roof is of pitched timber construction laid in slate, with dormer windows at attic level to the front elevation.

Floors throughout are of a suspended timber construction.

The property is entered through an attractive recessed entrance with single glazed windows, leading into a retail space.

To the rear of the property is a WC and a separate kitchen area.

ACCOMMODATION

We calculate the property extends to 32 sq.m. (344 sq.ft.) on a net internal area basis in accordance with RICS Property Measurement Guidance (2nd Edition)



RATEABLE VALUE

The subjects have been accessed for rating purposes and have been entered in the valuation roll at:

Rateable Value - £2,750

The subjects qualify for 100% rates relief via the Small Business Bonus Scheme.

TERMS

The subjects are available for sale and To let

Offers over £30,000 are invited for our client's heritable interest.

Rental offers over £3,000 per annum will be considered

VAT

The subjects have been elected for VAT purposes hence VAT will be charged at the prevailing rate

EPC

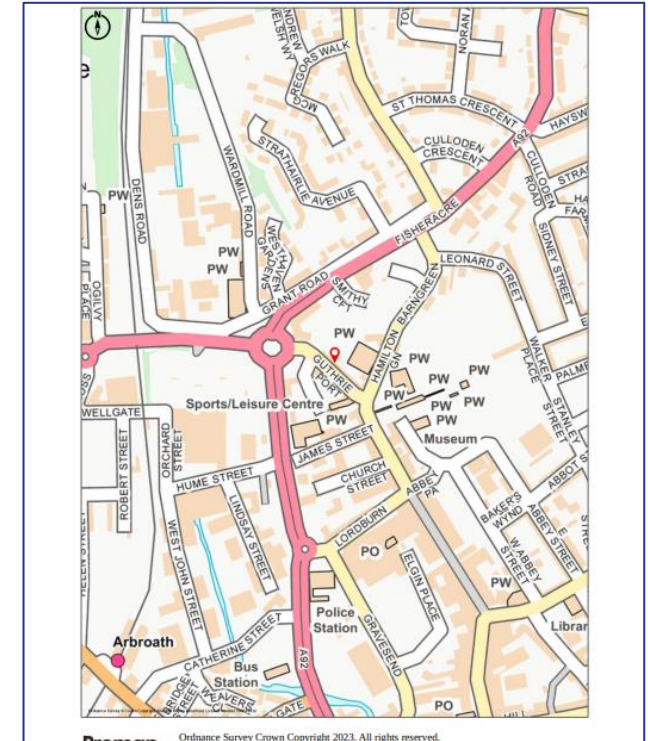
EPC available on request

LEGAL COSTS

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

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.



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

Shepherd Chartered Surveyors 13 Albert Square, Dundee, DD1 1XA Tel: (01382 878005)
Scott Robertson – s.robertson@shepherd.co.uk

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: OCTOBER 2023**

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