

TO LET

SUBSTANTIAL RETAIL UNIT PRIME POSITION (SUBJECT TO V.P)

196/202 HIGH STREET
ARBROATH
DD11 1HY

LOCATION

Arbroath is the largest town in the council area of Angus and has a population of circa 24,000 persons.

The property is located on the west side of the High Street close to the Abbeygate Centre, occupying a prominent position within the pedestrianised section of the street with free parking accessed via Applegate to the rear of the subjects.

DESCRIPTION

The subjects comprise a substantial retail store over ground and first floors with rear loading facilities at ground floor. Occupying a prominent corner location the unit benefits from excellent display windows to both the High Street and Applegate elevations.

Originally developed as two individual shops, the premises can be let as a whole or divided; further details on request.

ACCOMMODATION

From our measured inspection we would confirm the property extends to the following areas and dimensions:

Gross Frontage High Street:	67' 2" (20.5 m)
Gross Frontage Applegate:	86' 1" (26.2 m)
Net Frontage High Street:	63' 10" (19.5 m)
Net Internal Area Ground:	5,631 ft ² (523.1m ²)
Net Internal Area First:	4,380 ft ² (406.9m ²)

TERMS

The building is available on a new FRI lease subject to regular reviews at an initial asking rent of £38,000 per annum exclusive.



VAT

All terms are quoted net of VAT where applicable.

PLANNING

The property benefits from Clas 1A retail consent but may, subject to planning, be suitable for alternative uses.

ENTRY

Entry will be available on conclusion of legal proceedings and subject to vacant possession.

ENERGY PERFORMANCE CERTIFICATE

The subjects are rated 'E' and a copy of the EPC is available on request.

RATES

The property is entered in the Valuation Roll as follows:

Description:	Shop
Rateable Value ('26/'27):	£33,800

LEGAL COSTS

Each party to be responsible for their legal costs, with entry upon completion.

MONEY LAUNDERING REGULATIONS

To comply with Money Laundering Regulations we are legally required to undertake due diligence on prospective purchasers, which will include proof of identity/address and funding. Applicable documentation will therefore be required on agreement of Heads of Terms.

