

## OFFICE / RETAIL

- > OFFICE / RETAIL PREMISES
- > GROSS AREA: 63 SQ. M (678 SQ. FT)
- > OPEN PLAN FLOOR SPACE
- > 100% RATES RELIEF
- > LET AT £5,690 PER ANNUM
- > ANNUAL RENT REVIEWS
- > EXPIRY DATE: 3<sup>RD</sup> JULY 2024
- > OFFERS OVER £50,000

# INVESTMENT FOR SALE

**26 KEPTIE STREET, ARBROATH, DD11 3AF**

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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 property is positioned on the west side of Keptie Street, a short distance from the railway station within an established, popular retail area.

Neighbouring occupiers include a dental practice, local retailers and salons, and the property is located opposite the West Port Bar.

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

## DESCRIPTION

The subjects comprise a ground floor unit currently in office use, forming part of a traditional mid terraced 3 storey and attic terraced building, which has been extended to the rear.

The upper floors are in residential use.

The main walls are of a stone construction whilst the roof is of pitched timber construction laid in slate. Floors are a mix of suspended timber and solid construction.

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

To the rear of the property is a WC and separate disabled W.C.

## ACCOMMODATION

We calculate the property extends to 63 sq.m. (678 sq.ft.) on a gross internal area basis in accordance with RICS Property Measurement Guidance (2<sup>nd</sup> Edition).



## RATEABLE VALUE

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

Rateable Value - £3,800

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

## LEASE DETAILS

The property is let to David Doogan MP until 3<sup>rd</sup> July 2024 at a current rent of £5,690 per annum, reviewable annually by reference to RPI.

The tenant has options to terminate and to extend.

## TERMS

The subjects are available for sale.

Offers Over £50,000 are invited.

## VAT

We understand the property is not elected for VAT purposes.

## EPC

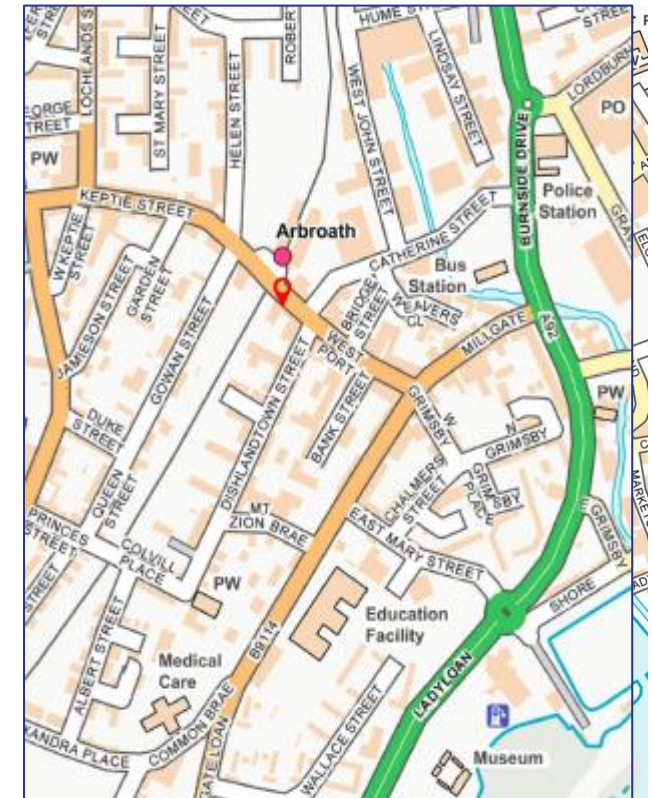


## LEGAL COSTS

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. T: (01382) 878005  
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