

Video  
tour  
>>

## CLASS 2 OFFICE

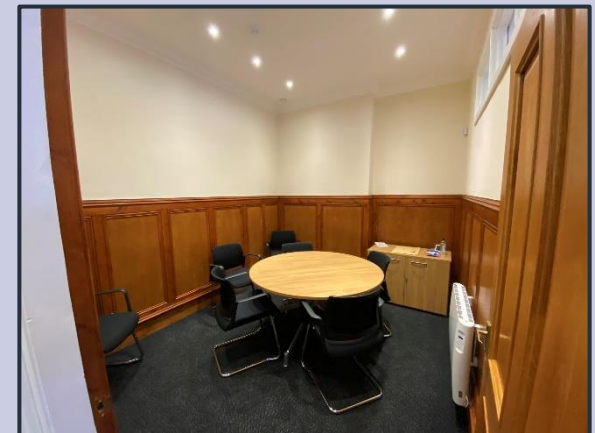
- > TOWN CENTRE HIGH STREET LOCATION
- > FULLY REFURBISHED CLASS 2 OFFICE SPACE SUITABLE FOR IMMEDIATE OCCUPATION
- > 66.49 SQM (716 SQ.FT.)
- > LEASE AVAILABLE VIA ASSIGNATION / SUB LEASE
- > PASSING RENT – £7,250 PER ANNUM (EXC VAT)

TO LET

**129 HIGH ST, ARBROATH, DD11 1DP**

**CONTACT:** Gavin Russell [g.russell@shepherd.co.uk](mailto:g.russell@shepherd.co.uk) – Scott Robertson – [s.robertson@shepherd.co.uk](mailto:s.robertson@shepherd.co.uk)  
[www.shepherd.co.uk](http://www.shepherd.co.uk) 01382 878005





## 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 south side of the High street, a short distance from the town centre within a mixed residential and commercial area.

Nearby occupiers include the popular Webster Theatre, Post Office branch and a number of local retailers, leisure operators and office users.

On-street parking is available on this section of High Street (time limited) and in the immediate vicinity with a large Local Authority operated car park accessed via Marketgate to the west.

## DESCRIPTION

The subjects comprise a fully refurbished class 2 office arranged over ground floor forming part of a larger 3 storey tenement building.

The office benefits from a large double frontage window display onto High Street.

Internally the subjects comprise an open plan office area with a private meeting room, kitchen and staff toilets to the rear.

## RATEABLE VALUE

£7,200 – Proposed 2023 Value.

The subjects benefit from up to 100% rates relief via the small business bonus scheme.

## PROPOSAL

The subjects are currently held under a Full Repairing and Insuring Lease with a passing rent of £7,250 per annum (exc VAT) until 1st April 2027.

Our clients are seeking to arrange disposal of their lease obligations via assignation or sub-lease. Please call for further details.

## VAT

For the avoidance of doubt all prices quoted are exclusive of VAT.

## MONEY LAUNDERING

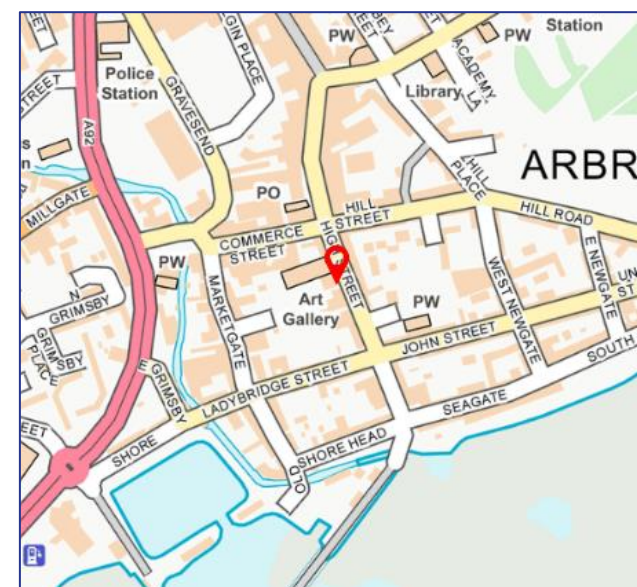
The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective 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

## LEGAL FEES

Both parties shall be responsible for their own legal costs with the ingoing assignee responsible for any LBTT, registration dues and VAT thereon.

ACCOMMODATION	SQ. M.	SQ. FT.
Ground Floor	66.49	716
<b>TOTAL</b>	<b>66.49</b>	<b>716</b>

The above area has been calculated on net internal area basis in accordance with the RICS Property Measurement Guidance (2<sup>nd</sup> Edition).



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

**Shepherd Chartered Surveyors** 13 Albert Square, Dundee DD1 1XA 01382 200454

Gavin Russell - g.russell@shepherd.co.uk / Scott Robertson – s.robertson@shepherd.co.uk

[www.shepherd.co.uk](http://www.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. **PUBLICATION: JANUARY 2023**

