

**FOR SALE**

**MULTI-USE OPPORTUNITY**

**MID-TERRACED GROUND FLOOR RETAIL UNIT WITH FIRST FLOOR/ATTIC OFFICE AND STORAGE SPACE**

**POTENTIAL TO CONVERT INTO RESIDENTIAL (SUBJECT TO CONSENT)**

**PUBLIC CAR PARK AT REAR**

**POPULAR THOROUGHFARE IN ARBROATH TOWN CENTRE**

**NIA: 352.56 SQ. M (3,795 SQ. FT)**

**OFFERS OVER £120,000**



WHAT 3 WORDS



**12 COMMERCE STREET, ARBROATH, DD11 1NB**

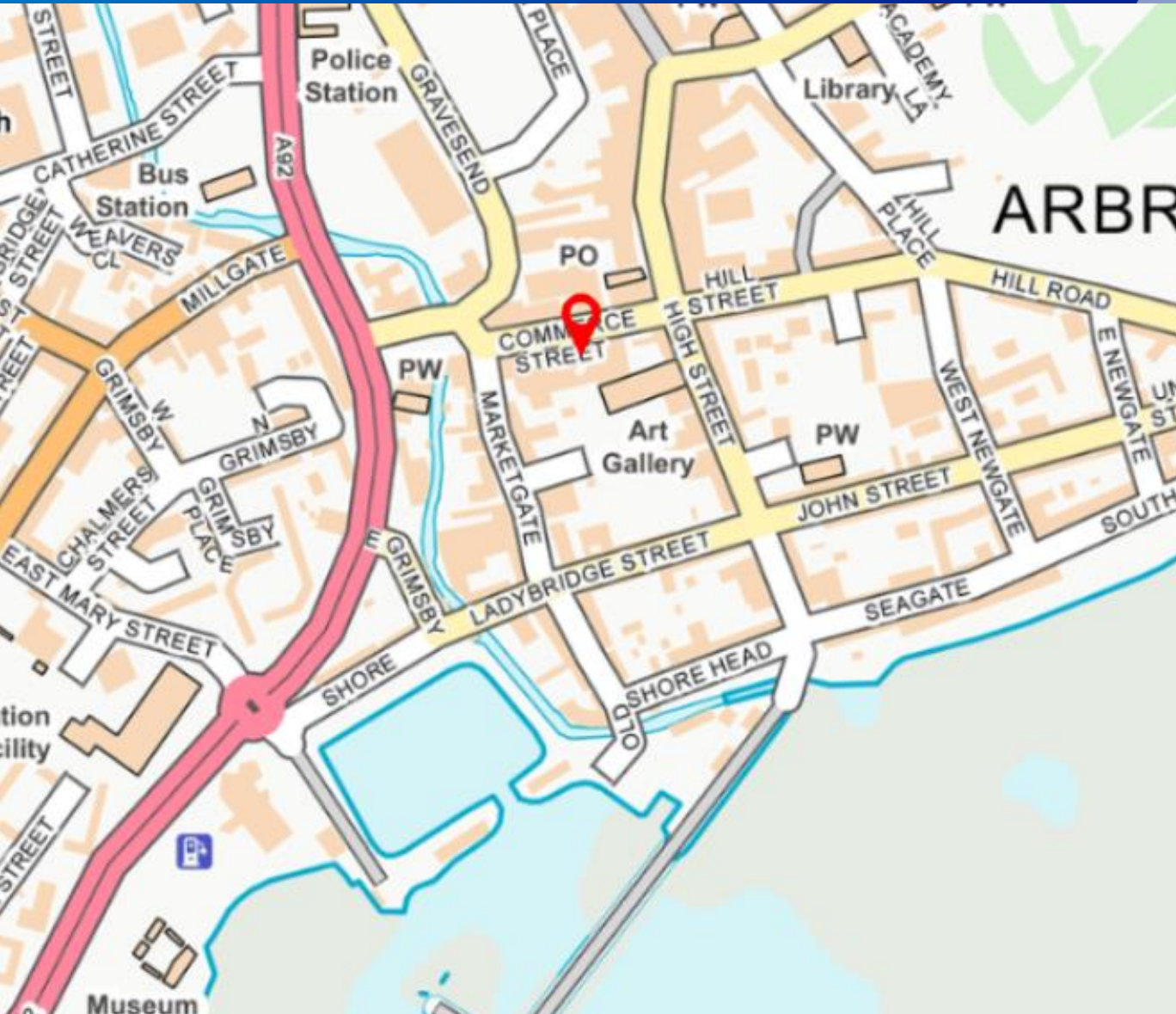
**CONTACT: Scott Robertson | [s.robertson@shepherd.co.uk](mailto:s.robertson@shepherd.co.uk) | 01382 878005 | [shepherd.co.uk](http://shepherd.co.uk)**





# Location

12 COMMERCE STREET, ARBROATH, DD11 1NB



## LOCATION

Arbroath is one of the principal towns within the local authority region of Angus with a resident population of around 24,000 persons (source Angus Council) and is located approximately 31 kilometres (19 miles) northeast of Dundee and 84 kilometres (52 miles) south of Aberdeen.

The subjects are located on a busy thoroughfare in Arbroath town centre.

Commerce Street is a popular retail location and there is a mixture of businesses within the immediate vicinity.



FIND ON GOOGLE MAPS



# Description

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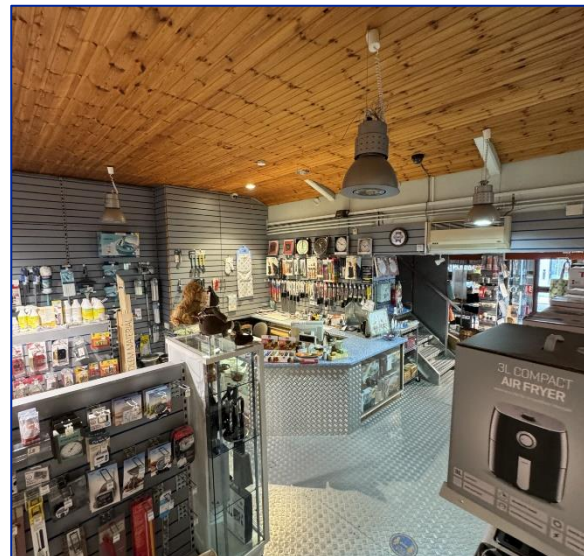
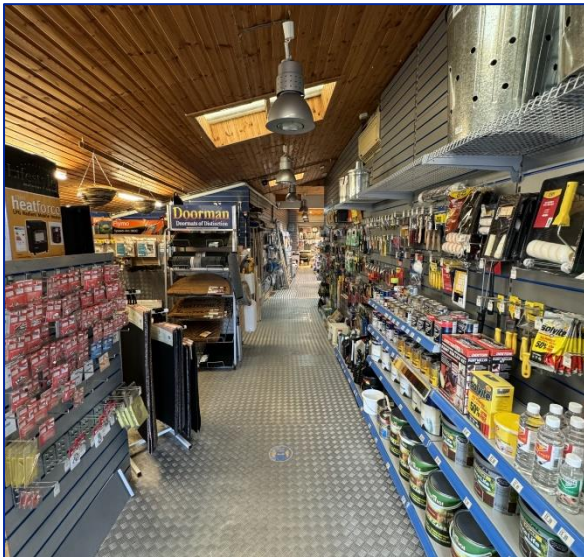
## DESCRIPTION

The subjects comprise a mid-terraced two storey and attic retail unit fronting Commerce Street with single storey rear extension and storage area. The retail unit currently trades as a cookshop/hardware shop. Internally the shop is laid out with ground floor retail space and office, staff room and storage on the first floor. The property benefits from double window frontage onto Commerce Street. There is rear door access to the shop with a public car park located to the rear.

## ACCOMMODATION

	m <sup>2</sup>	ft <sup>2</sup>
<b>Ground</b>		
Main Retail Area, Covered Storage Area and Toilet with WC.	252.78	2,721
<b>First</b>		
Office, Staff Room and Storage	99.78	1,074
<b>Total</b>	<b>352.56</b>	<b>3,795</b>

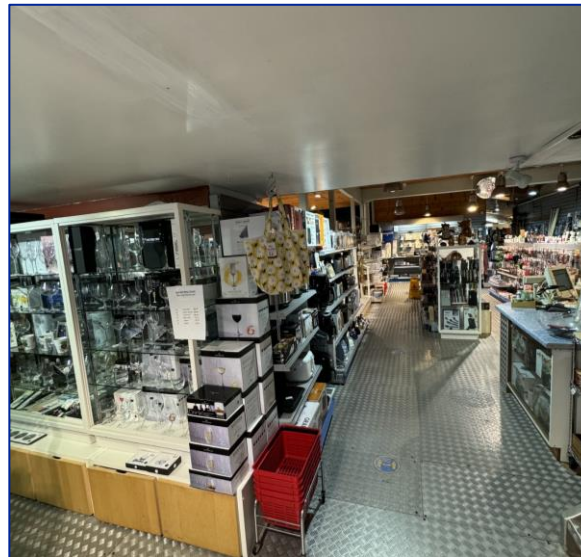
The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).





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## TERMS

Our clients are looking to sell their heritable interest. Offers over £120,000 are invited.

## PLANNING

Potential to convert the subject into residential development subject to consent.

## RATEABLE VALUE

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

Rateable Value: £11,300

The Unified Business Rate for the financial year is 49.8 pence

The subject qualifies for up to 100% business rates relief under the Small Business Bonus Scheme subject to eligibility.

## ENERGY PERFORMANCE CERTIFICATE

Available upon request.

## VAT

All prices are quoted exclusive of VAT.

## LEGAL COSTS

Both parties shall be responsible for their own legal costs.

## Get in Touch

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



**Scott Robertson**

[s.robertson@shepherd.co.uk](mailto:s.robertson@shepherd.co.uk)

### Shepherd Chartered Surveyors

13 Albert Square, Dundee, DD1 1XA

t: 01382 878005



### ANTI MONEY LAUNDERING REGULATIONS

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.

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