

TO LET / FOR SALE

**MODERN COMMERCIAL /
TRADE COUNTER
PREMISES**

- > **ESTABLISHED INDUSTRIAL
LOCATION**
- > **SHORT DISTANCE FROM
ARBROATH TOWN CENTRE**
- > **CUSTOMER PARKING**
- > **GIA: 475.95 SQ.M (5,123 SQ.FT)**
- > **RENTAL OFFERS OF £18,000
PER ANNUM**
- > **SALE PRICE OFFERS INVITED**



1 LINDSAY STREET, ARBROATH, DD11 1RP

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LOCATION

Arbroath is positioned on the north-east coast of Scotland approximately 29km (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 subjects are located on Lindsay Street which is a cull-de-sac accessed via Hume Street and runs parallel with the A92 inner ring road.

Surrounding properties consist of mixed commercial buildings with occupiers including Contact Electrical Services, a Veterinary Centre and Morrisons Supermarket.

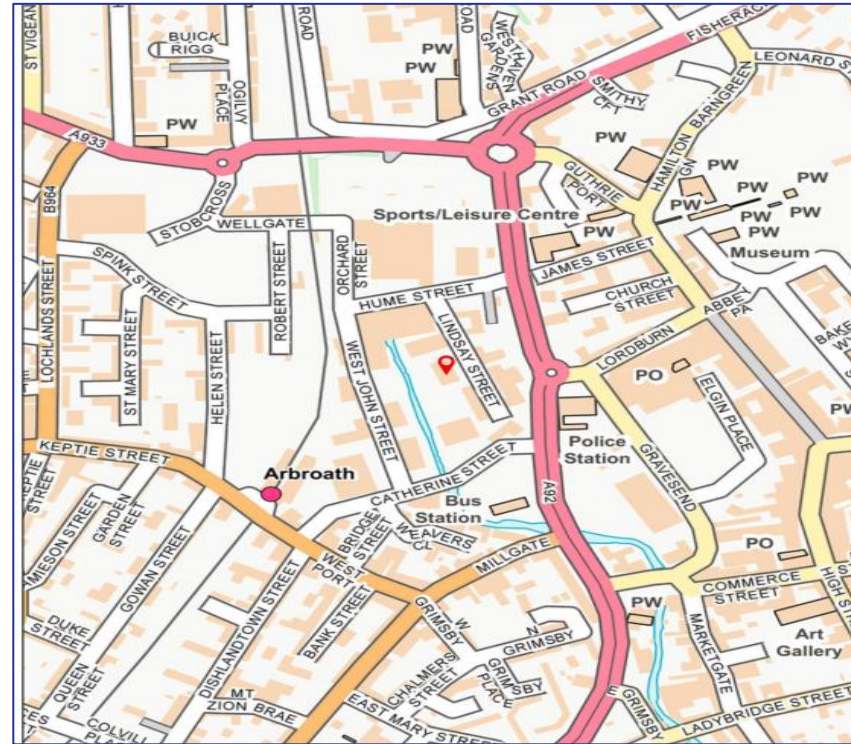
DESCRIPTION

The subjects comprise a detached traditional MOT workshop, which is of brick construction with a pitched corrugated asbestos roof over.

Access is via a loading door to the front, rear and side elevations, with an internal eave's height of 3.75 metres.

The subjects consist of an open plan workshop with a partitioned office, kitchen and staff facilities.

Externally, there is a small area of yard surrounding the property.







EPC

Available upon request.

TERMS

The property is available to lease on a traditional full repairing and insuring terms.

Rental offers over £18,000 per annum will be considered.

Alternatively, our clients may consider a sale.

VAT

Prices quoted are exclusive of VAT if applicable.

RATEABLE VALUE

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

Rateable Value: £15,500

The unified business rate for 2024/2025 is 49.8 pence exclusive of water and sewage.

VIEWING & FURTHER INFORMATION

Strictly by the sole letting agent.

ACCOMMODATION	m ²	ft ²
Ground Floor – Workshop, Office, Kitchen and Toilet Facilities	475.95	5,123
TOTAL	475.95	5,123

The foregoing areas have calculated on a Gross Internal Area Basis in accordance with the RICS Code of Measuring Practice (Sixth Edition).

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 July 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, DD11 1RP, Tel: (01382) 878005

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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: JULY 2024**

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