

PROMINENT TAKEAWAY / RESTAURANT

- > SEATING FOR APPROX. 50 AT FIRST FLOOR LEVEL
- > AVAILABLE WITH FULL VACANT POSSESSION
- > FULLY FITTED PREMISES
- > GIA: 182.48 SQ. M. (1,964 SQ.FT)
- > STREET PARKING
- > RENTAL OFFERS OVER £12,000 PER ANNUM
- > ASKING PRICE OFFERS OVER £120,000
- > POSSIBLE RESIDENTIAL DEVELOPMENT SUBJECT TO PLANNING



FOR SALE / TO LET

14 TRINITY ROAD, BRECHIN, DD9 6BE

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LOCATION

The Cathedral city of Brechin functions as an employment, commercial and service centre for north Angus and has a resident population of approximately 7,000 persons (Source: Angus Council).

The town is situated some 44 kilometres (26 miles) north-east of Dundee and 64 kilometres (40 miles) south-west of Aberdeen and benefits from its close proximity to the A90 trunk road linking Aberdeen to Dundee and beyond.

The subjects are situated on the east side of Trinity Road north of the Clerk Street / Distillery Road / Southesk Street junction.

Surrounding properties are a mix of retail, office and residential properties and occupiers comprise a mix of national and local businesses. The Co-op is located on the opposite side of the road.

On street parking is available ex ad verso of the subjects although there are a number of local authority operated car parks around the town centre providing adequate parking provisions.

DESCRIPTION

The subjects comprise a two storey and attic end terraced building which was most recently a ground floor takeaway with first floor restaurant and associated storage and WC's

The main walls are primarily solid stone (whitewashed) construction whilst the roof coverings are of slate.

The premises are fully fitted to a high standard internally.

DEVELOPMENT POTENTIAL

The premises have potential for residential development subject to planning. Interested parties should make their own enquiries with Angus Council. Our clients would be willing to consider conditional offers subject to planning.



ACCOMMODATION

The areas below have been calculated on a gross internal basis.

ACCOMMODATION	m ²	ft ²
Ground Floor – Open plan takeaway with preparation area and potato store.	70.96	764
First Floor – Approx. 50 seat restaurant with corner bar, male female and staff WC's, cold store and office.	111.44	1,200
TOTAL	182.44	1,964



PROPOSAL

Our clients wish to sell the entire property.

Offers in excess of £120,000 are invited.

Alternatively, a lease may be of interest on an FRI basis for a negotiable term. Rental offers over £12,000 per annum are invited.

RATEABLE VALUE

The properties entered in the valuation roll as an unum quid at rateable value - £3,850

The business rate poundage for the year 2023/2024 is 49.8p.

EPC

Awaiting confirmation.

VAT

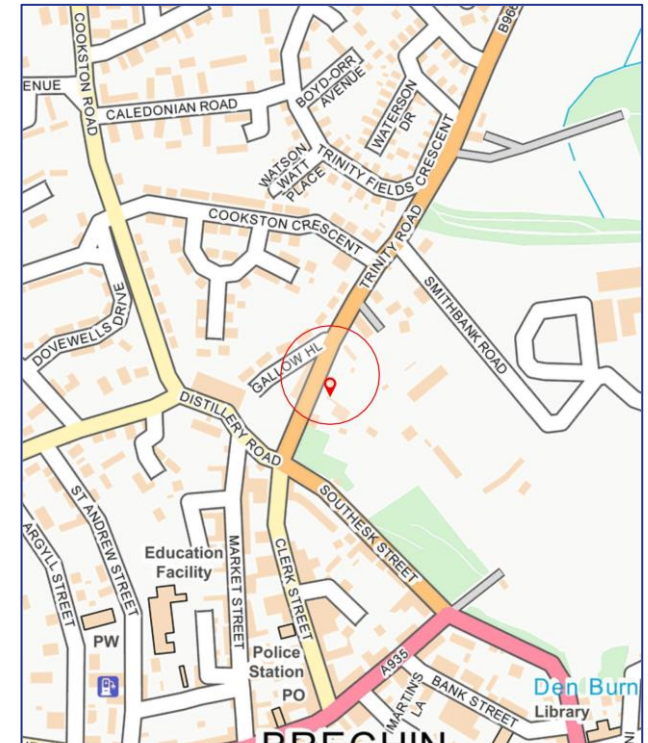
VAT will be charged on the purchase price.

LEGAL COSTS

Each party to bear their own legal costs in connection with this transaction with the ingoing tenant being responsible for any registration dues and VAT thereon.

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:

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