



**DEVELOPMENT
OPPORTUNITY**

GROSS INTERNAL
FLOOR AREA: 1,077.8
SQ.M (11,601 SQ.FT)

SITE AREA: 0.46
HECTARES (1.13 ACRES)

FORMER NURSING
HOME

SUITABLE FOR
ALTERNATIVE USE
(SUBJECT TO
APPROPRIATE
CONSENTS)

OFFERS INVITED

FOR SALE

ST DROSTAN'S, INFIRMARY STREET, BRECHIN, ANGUS, DD9 7AN

CONTACT: Scott Robertson s.robertson@shepherd.co.uk T: (01382) 878005 www.shepherd.co.uk



LOCATION

Brechin is a historic market town within the Local Authority region of Angus and has a resident population of approximately 7,000 persons (Source: 2006 census).

The town is situated some 43 km (27 miles) north east of Dundee and 65 km (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 located on the north side of Infirmary Street, near the junction with Infirmary Road in a residential area.

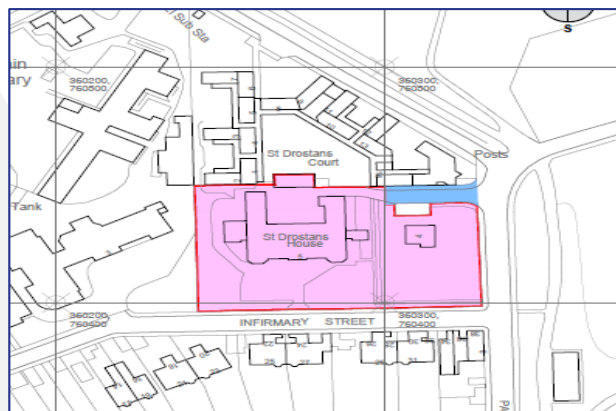
DESCRIPTION

The subjects comprise a detached stone built former nursing home dating from the early 20th century and incorporating a number of ornate features to the external walls, roof and windows.

There is a separate detached office to the east.

ACCOMMODATION	SqM	SqFt
Ground Floor	572.9	6,166
First Floor	322.4	3,470
Laundrette	60	646
Separate Office	122.5	1,319
TOTAL	1,077.8	11,601

The foregoing areas have been calculated on a Gross Internal Area basis in accordance with the RICS Property Measurement Professional Statement (2nd Edition).



RATEABLE VALUE

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

Net and Rateable Value: £25,200

The Unified Business Rate for the financial year 2019/2020 is 49 pence exclusive of water and sewerage charges.

ENERGY PERFORMANCE CERTIFICATE

The property has a current Energy Performance Rating of 'G'

VAT

All figures are quoted exclusive of VAT (if applicable).

TERMS

Offers are invited for our clients heritable interest.

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

Shepherd Chartered Surveyors 13 Albert Square, Dundee, DD1 1XA T: (01382) 878005
Scott Robertson s.robertson@shepherd.co.uk

www.shepherd.co.uk

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