



TO LET OFFICE / RETAIL PREMISES

LOCATED IN CENTRAL
LOCATION

WITHIN EASY REACH OF
PRIME SHOPPING PITCH

NIA: 57.59 SQ.M. (620
SQ.FT.)

100% RATES RELIEF

OFFERS TO BE INVITED



WHAT 3 WORDS

22A CLERK STREET, BRECHIN, DD9 6AY

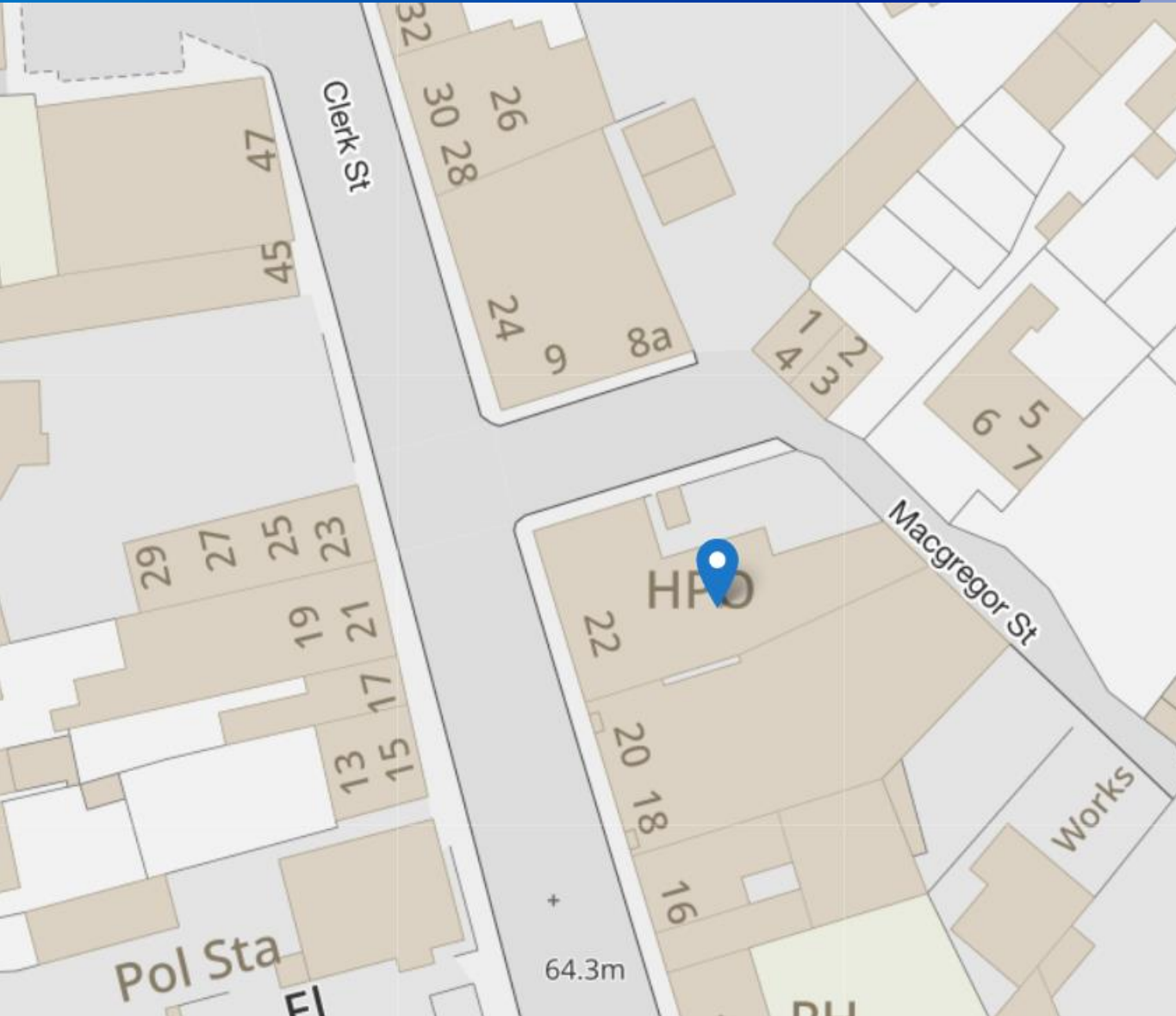
CONTACT: Scott Robertson s.robertson@shepherd.co.uk 07880 502651 www.shepherd.co.uk





Location

22A CLERK STREET, BRECHIN, DD9 6AY



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 located on the east side of Clerk Street at its approximate mid-point between Swan Street / Panmure Street and South Esk Street.

Surrounding properties are of a mixed nature including retail, office and residential properties and the local Police Station is positioned opposite.



Ground Floor Office / Retail Premises



FIND ON GOOGLE MAPS



Description

22A CLERK STREET, BRECHIN, DD9 6AY



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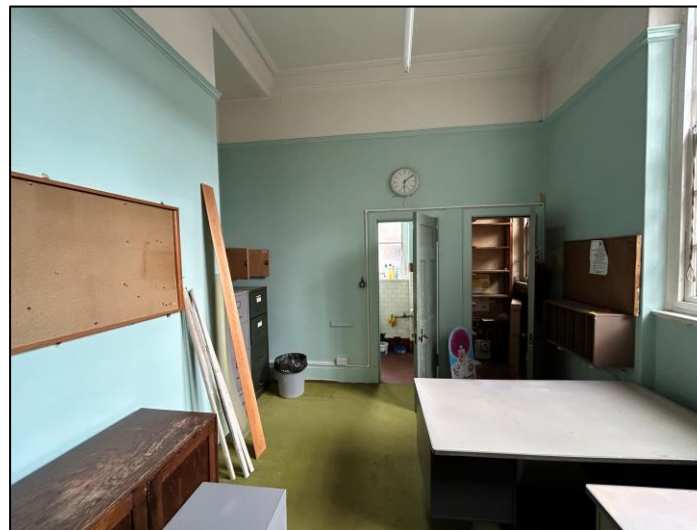
The subjects comprise a vacant post office counter facility forming part of a purpose built 'C' Listed post office building with counter, sorting office and distribution facilities, dating from circa 1910. The building is planned over two storey's and has stone walls, a pitched timer roof overlaid in slate, solid floors and timber sash windows.

The post office counter facility is now vacant (the counter having been relocated to an alternative property nearby) however the sorting office remains in use.

Access into the property is by means of a typical pedestrian access door into a sales area which has plaster and painted walls and ceilings, quarry tiled and hardwood floor finishes, fluorescent light fittings and wall mounted storage heaters.

The counter and screens remain in-situ and the majority of services in the sales area are contained within the counter with limited servicing over and above.

The managers office / back shop area is finished to similar standards and has carpeted floor finishes and contains a W.C. with dated fixtures and fittings and sheet vinyl floor finishes and stores, including a walk in safe.





Proposal

Our clients are seeking rental offers to be invited.

Rateable Value

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

Rateable Value: £3,300

The unified business rate for the financial year 2024/2025 is 49.8 pence exclusive of water and sewerage.

The subjects qualify for up to 100% business rates relief under the Small Business Bonus Scheme.

ACCOMMODATION	m ²	ft ²
Ground Floor - Entrance leading into customer / sales / counter area with small store off and linking into manager's office/back shop area with safe, store and W.C facility off.	57.59	620
TOTAL	57.59	620

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).

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. **AUGUST 2024**

Energy Performance Certificate

'G'

VAT

We are advised that VAT will not be charged on the rent.

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.

Get in Touch

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



Scott Robertson

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Shepherd Chartered Surveyors

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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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