

AUCTION DATE
4th December 2024
@2:30PM

ONLINE AUCTION

- > OFFICE / RETAIL PREMISES
- > OPEN PLAN FLOOR SPACE
- > TOWN CENTRE LOCATION
- > PARKING AVAILABLE NEARBY
- > 100% RATES RELIEF
- > GIA: 63 SQ.M (678 SQ. FT)
- > GUIDE PRICE: £30,000

FOR SALE

26 KEPTIE STREET, ARBROATH, DD11 3AF

CONTACT: Scott Robertson, s.robertson@shepherd.co.uk, T: (01382) 878005, www.shepherd.co.uk / www.shepherd.co.uk/commercial-auctions

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 23,000 persons (Source: Angus Council).

The property is positioned on the west side of Keptie Street, a short distance from the railway station within an established, popular retail area.

Neighbouring occupiers include a dental practice, local retailers and salons, and the property is located opposite the West Port Bar.

On-street parking is available in the immediate vicinity with a number of Local Authority operated parking provisions within easy walking distance.

ACCOMMODATION

The gross internal area extends to approximately: 63 SQ.M (678 SQ.FT).

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

DESCRIPTION

The subjects comprise a ground floor retail unit, forming part of a traditional mid terraced 3 storey and attic terraced building.

The upper floors of the building are in residential use.

The main walls are of a solid stone construction whilst the roof is of pitched timber construction laid in slate, floors are a mix of suspended timber and solid construction.

The property is entered through an attractive recessed entrance with single glazed windows, leading into a modern office / retail space.

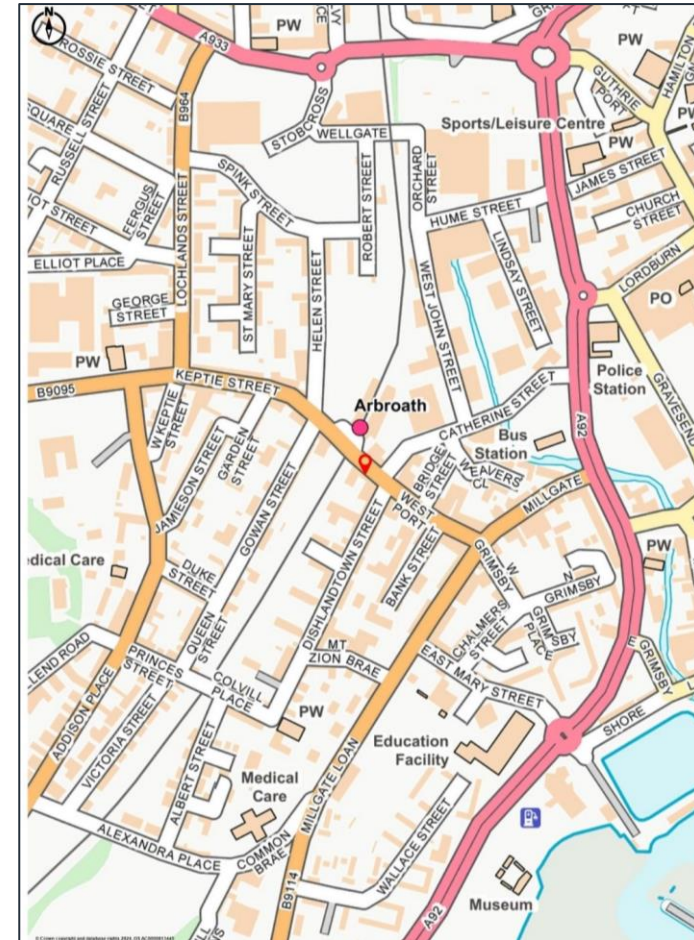
To the rear of the property is a WC and a separate disabled W.C.

RATING ASSESSMENT

The property is currently entered in the valuation roll as follows:

RV: £4,200

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



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AUCTION DATE

The auction will be held on 4th December 2024 and interested parties should register at:

www.shepherd.co.uk/commercial-auctions

Buyers will be required to pre-register prior to approval of their bid.

DEPOSIT

At the end of the auction, if the reserve price has been met, a 10% deposit (subject to a minimum deposit of £5,000) will be payable.

RESERVE PRICE

The reserve price is the minimum price for which the property can be sold and is confidential between the auctioneer and the vendor and cannot be disclosed.

If the reserve price isn't met, the property will remain unsold. You can contact our team and at this point you'll be able to make an offer which will be referred to the sellers for their consideration

GUIDE PRICE

Properties advertised with a guide price is within 10% above or below the reserve price when a single figure is stated.

If the guide price is a bracket figure, the reserve price cannot exceed the top end of the bracket price.

BUYER FEES

The buyer's fee is 2% plus VAT subject to a minimum of £2,000 plus VAT.

LEGAL PACK

The legal packs are available to view online

VAT

See legal pack.

ENERGY PERFORMANCE CERTIFICATE

Available upon request.

ANTI MONEY LAUNDERING REGULATION

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.

CONTACT DETAILS**Local Office Contact**

Scott Robertson

Dundee Commercial

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

Shepherd Chartered Surveyors Scott Robertson, s.robertson@shepherd.co.uk, T: (01382) 878005, www.shepherd.co.uk / www.shepherd.co.uk/commercial-auctions

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