



**AVAILABLE TO LET**

**22 East Muirlands Road Arbroath DD11 3ES**

22 East Muirlands Road, Arbroath DD11 3ES



Retail for rent, 2,500 - 10,398 sq ft, P.O.A

For more information visit <https://realla.co/m/34865-22-east-muirlands-road-arbroath-dd11-3es-22-east-muirlands-road>

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The subjects comprise a substantial single storey end terraced retail unit extending over the ground floor and benefiting from generous car parking. The unit benefits from an attractive frontage with access granted on both sides of the front elevation.

Internally the subjects are currently in shell condition with the roof over having been recently replaced. The subjects may suit a variety of commercial uses, subject to the appropriate planning consents. The unit is available as one or smaller units maybe created depending on tenant interest. All enquiries as to the availability should be made to Graham + Sibbald Chartered Surveyors.

### Highlights

- Prominent retail unit available in whole or part
- Generous customer car parking
- May suit a variety of uses
- Incentives available
- GIA - 966 sq m (10,398 sq ft)

### Property details

Rent	P.O.A
Building type	Retail
Available from	01/04/2018
Sizes	2,500 to 10,398 sq ft
VAT charges	For the avoidance of doubt all figures quoted are exclusive of VAT unless otherwise stated and any prospective tenant should satisfy themselves independently as to the incidence of VAT involved in this transaction.
Lease details	The subjects are available to Let on a full repairing and insuring basis. Incentives may be available subject to tenant covenant. Further information in this regard can be made available from the Sole Letting Agents Graham + Sibbald Chartered Surveyors.
EPC category	D

### More information

[Visit microsite](#)

<https://realla.co/m/34865-22-east-muirlands-road-arbroath-dd11-3es-22-east-muirlands-road>

### Contact us

Graham + Sibbald

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Quote reference: DUN-2018\04\0141

Viewing is through the Sole Letting Agent, Messrs. Graham + Sibbald.

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