FOR SALE / MAY LET

Retail Premises

15 -16 High Street, Kirriemuir, DD8 4EY

- Net Internal Floor Area: 63.95 sq m (688 sq ft)
- 100% Rates Relief
- Prominent corner location
- Suitable for a variety of uses (subject to planning)
- Sale Price offers over £60,000
- Asking Rent £7,200 per annum

VIEWING & FURTHER INFORMATION:

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LOCATION

Kirriemuir is a small market town within the Local Authority region of Angus. It has a resident population of some 5,467 persons (Source: Angus Council) and is located 18 kilometres (20 miles) north of Dundee and 88 kilometres (55 miles) south of Aberdeen.

The town benefits from good access to the A90 trunk road and sits at the foot of the Angus Glens.

The town's proximity to, the Grampian mountains, Glamis Castle and its association with J.M. Barrie, author of Peter Pan, ensures a steady flow of tourists during the summer months.

The subjects are centrally located within the town occupying a prominent corner site. Neighbouring occupiers include Co-op, Boots and 88 degrees.

DESCRIPTION

The subjects comprise a prominent corner ground floor retail unit forming part of a mid terraced 4 storey tenement block of stone construction with a slate roof over.

ACCOMMODATION

The accommodation extends to the following:

Ground Floor: 63.95 sq m (688 sq ft).


RATEABLE VALUE

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

£5,200.

The unified business rate for 2018/2019 financial year is 48 pence exclusive of water and sewerage. The premises qualify for 100% rates relief under the Small Business Bonus Scheme.
PROPOSAL
Our client is seeking offers over £60,000 for the heritable interest.

Alternatively our client would consider a lease.

ENERGY PERFORMANCE RATING
The property has a current Energy Performance Rating of:

Awaiting Rating.

Further information and a recommendation report is available to seriously interested parties on request.

GROUND LEASE
The property is currently occupied by means of a ground lease. (167 years unexpired).

The current rent is £1 per annum.

VAT
For the avoidance of doubt all prices quoted are exclusive of VAT.

LEGAL COSTS
Both parties shall be responsible for their own legal costs with the ingoing tenant assuming responsibility for LBTT and registration dues.

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 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.

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

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