



- Net Internal Floor Area: 69.2 sq. m. (740 sq.ft.)
- Prominent Retail premises
- Part of attractive tenement
- Suitable for a variety of uses
- 100% Rates Relief
- Offers in excess of £35,000

#### VIEWING & FURTHER INFORMATION:

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#### LOCATION

Arbroath is the largest town in the local authority region of Angus and is positioned on the north-east coast of Scotland approximately 26 kilometres (18 miles) north-east of Dundee and 86 kilometres (54 miles) south of Aberdeen.

The town has a resident population of some 23,500 persons (source: Angus Council) and sits on the east coast railway line linking London and Aberdeen and connects into the trunk road network via the A92 coastal tourist route.

Arbroath hosts a range of manufacturing retail and service sectors and has developed as a popular location for tourism.

The subject property is located on the east side of West Port, a short distance from the railway station within an established popular retail centre.

Neighbouring occupiers include a Premier convenience store, local retailers and salons and the well-known Flemings Butchers business.

#### DESCRIPTION

The subjects comprise a ground floor retail unit contained within a mid terraced 3 storey and attic traditional tenement of stone construction under a pitched slate roof. There is a rear outshoot which is of similar construction.

The upper floors are in residential use.

Internally the property offers traditional retail space and a rear storage area with staff and W.C. facilities.

The accommodation is suitable for a variety of uses.

On street parking is available to the front of the subjects.

#### ACCOMMODATION

We calculate the property extends to 69.2 sq. m. (740 sq.ft.) on a net internal area basis in accordance with RICS Property Measurement Professional Statement (First Edition, May 2015) incorporating the International Property Measurement Standards and the RICS Code of Measuring Practice (Sixth Edition)

# FOR SALE

## Retail Premises

### 17 West Port, Arbroath, DD11 1RF

#### RATEABLE

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

Net and Rateable value: £3,950

The Unified Business Rate for the financial year 2018/2019 is 48 pence, exclusive of water and sewerage.

Qualifying occupants will be entitled to 100% relief under The Small Business Bonus Scheme.

#### PROPOSAL

Offers in excess of £35,000 will be considered.

#### ENERGY PERFORMANCE CERTIFICATE

The property has a current Energy Performance Rating of:

Rating awaited

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

#### VAT

We understand VAT will be payable.

#### LEGAL FEES

Both parties will be responsible for their own legal costs.

[As advertised our clients may consider leasing the property. In the event of a lease being entered into the tenant will be responsible 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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