

## RETAIL UNIT

WELL LOCATED TOWN CENTRE  
RETAIL UNIT WITH PARKING TO  
THE REAR

ADJACENT TO REGIONAL  
RETAILERS AND NATIONAL  
OPERATORS INCLUDING  
BOOTS, ARGOS AND WH SMITH

100% RATES RELIEF

RENT: £7,500 PER ANNUM

ASKING PRICE: £80,000

TO LET / MAY SELL

**199 HIGH STREET, ARBROATH, DD11 1DY**

**CONTACT:** SCOTT ROBERTSON [s.robertson@shepherd.co.uk](mailto:s.robertson@shepherd.co.uk) (01382) 878005 [www.shepherd.co.uk](http://www.shepherd.co.uk)



**SITUATION**

Arbroath is positioned on the north-east coast of Scotland approximately 29 km (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 23,500 persons (Source: Angus Council).

The property is located on the pedestrianised section of the High Street with surrounding occupiers including Mackays, Argos, Superdrug, Farmfoods and W H Smith.

There is a private car park to the rear and on-street parking is available a short distance away. There are a number of Local Authority operated parking provisions at various points around the town centre.

**DESCRIPTION**

The subjects comprise a ground floor retail unit forming part of a traditional mid terraced parade.

The property is entered through an attractive recessed entrance with glazed windows, leading into the main retail area.

**EPC**

Available on request.

**RATEABLE VALUE**

The subjects have been assessed for rating purposes and have been entered in the valuation roll at:

Rateable Value - £9,400

The unified business rate for 2020/2021 is 49.9p.

The subjects qualify for 100% rates relief via the Small Business Bonus Scheme.

**TERMS**

The property is available on traditional full repairing and insuring lease terms.

Rental offers in excess of £7,500 per annum will be considered.

Alternatively a sale may be considered: Asking Price £80,000

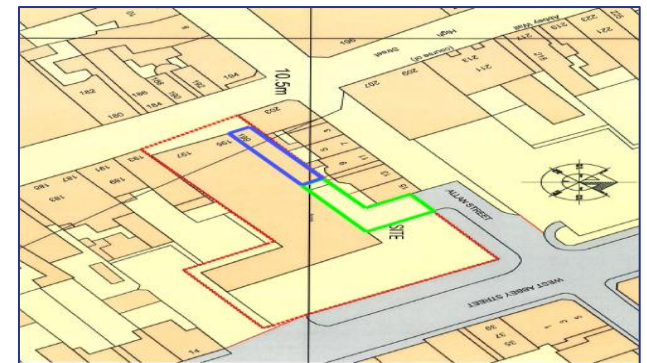
**VAT**

VAT will be charged at the current rate.

**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.

ACCOMMODATION	SQ M	SQ FT
Retail Area, Kitchen, WC	60.2	649



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

**Shepherd Chartered Surveyors** 13 ALBERT SQUARE DUNDEE DD1 1XA (01382) 878005  
 SCOTT ROBERTSON s.robertson@shepherd.co.uk

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