

FOR SALE
CAFÉ/CLASS 3

 **GRAHAM
SIBBALD**



**26-28 High Street
Brechin
DD9 6ER**

- Prominent Town Centre Location
- Ground Floor Café/Restaurant Unit
- Attractive Frontage

- VAT Free
- May Qualify for 100% Rates Relief
- Extends to 125.47 sq.m. / 1,350 sq.ft.

LOCATION

The "Cathedral City" of Brechin is one of the principle rural settlements within Angus lying adjacent to the A90 dual carriageway. Brechin affords excellent access to the national and local road networks with the subjects located approximately 30 miles north of Dundee and 40 miles south of Aberdeen.

The subjects are located on the west side of High Street close to the junction with Church Street. Neighbouring occupiers are primarily a mix of local operators and includes Davidsons Chemist.

The approximate location is shown by the OS Plan.

DESCRIPTION

The subjects comprise a ground floor café/restaurant with class 3 hot food consent within a two and three storey mid terraced building held under a pitched roof. Access is gained by two entrances from High Street. The subjects benefit from a 6 window frontage.

Internally, the subject comprise a main café/restaurant area and contains a commercial kitchen and servery area. The subjects consist of a large tiled seating area with a raised area providing further seating. The kitchen comprises a gas fired cooking range.

The subjects may suit a variety of commercial uses, subject to consents.



ACCOMMODATION

We have measured the property to arrive at the following Gross Internal Floor Areas:

FLOOR	SIZE (SQ.M)	SIZE (SQ.FT)
Ground	125.47	1,350

RATEABLE VALUE

The subjects are entered in the Valuation Roll with a Net and Rateable Value of £7,300.

The unified business rate for the year 2025/2026 is 49.8p exclusive of water and sewerage rates.

Occupiers may qualify for 100% rates relief however should satisfy themselves in this regard.

LEGAL COSTS + VAT

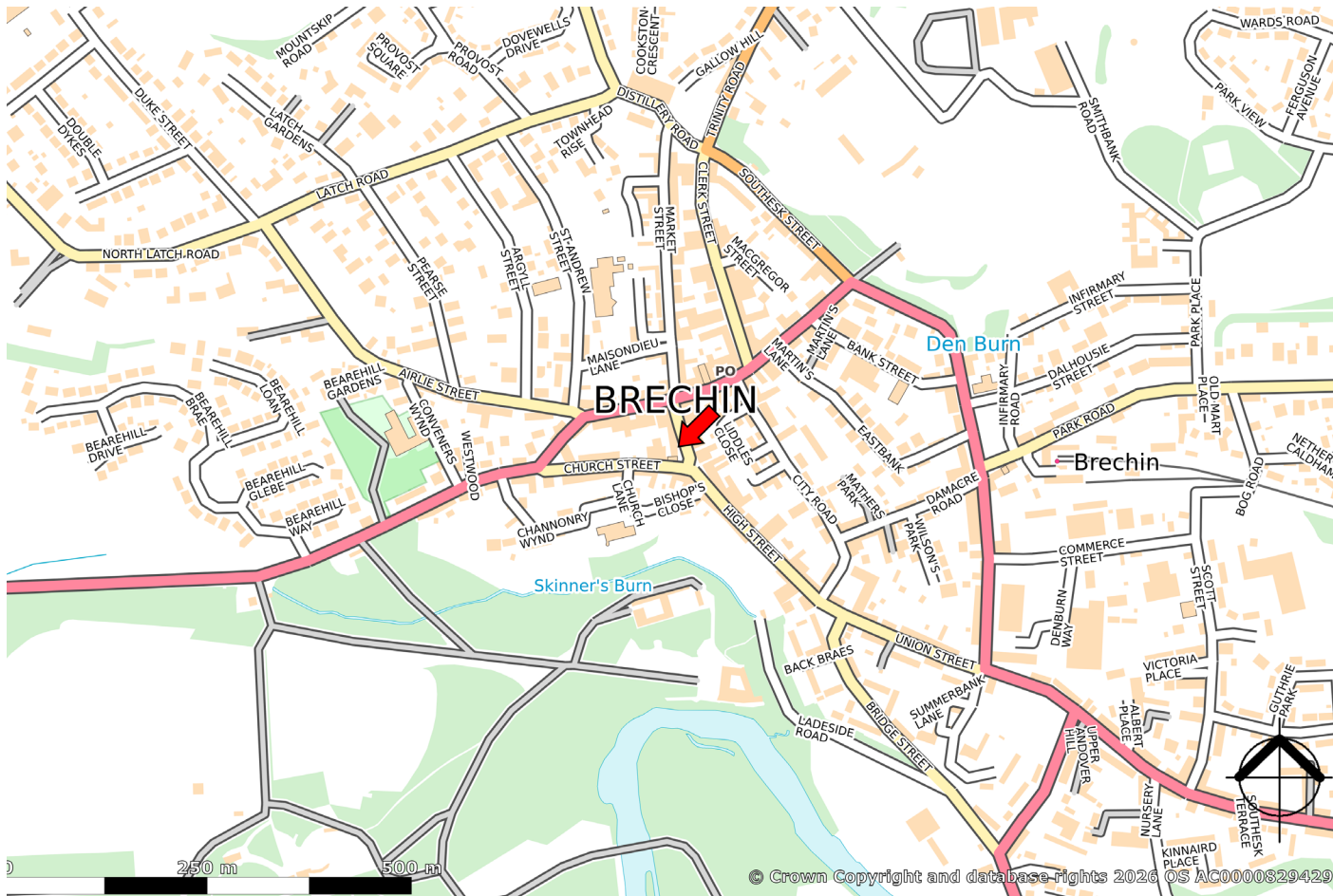
Each party to bear their own legal costs associated with the transaction.

The subjects are not elected for VAT.

EPC

Available on request.





To arrange a viewing please contact:



GRANT ROBERTSON
Director

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CHARLES CLARK
Commercial Property Agent

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IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: March 2026

PRICE

The subjects are available For Sale with offers over £100,000 invited for the heritable interest.

Further information is available from the Sole Selling Agents.

VIEWING + OFFICE ADDRESS

Viewing is through the Sole Agents, Messrs. Graham + Sibbald.

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.