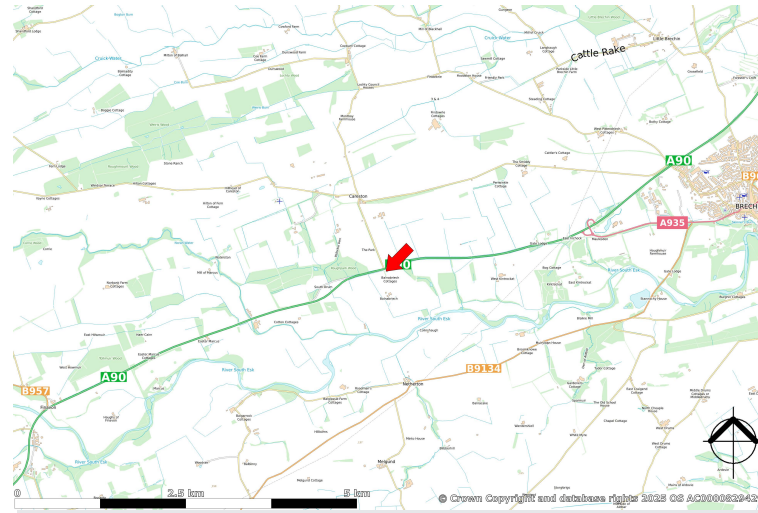


TO LET
ROADSIDE CAFÉ / RESTAURANT OPPORTUNITY



Balnabriech, Brechin, DD9 6RN

- Prominent restaurant/drive thru
- Fronting busy A90 Dundee / Aberdeen dual carriageway
- Car parking circa 30 spaces
- EV Charging Potential
- GIA: 159.66 sqm (1,719 sqft)
- Site 0.3 acres



LOCATION

The subjects themselves are located adjacent to the southbound carriageway of the A90 dual carriageway, approximately 3 miles west of Brechin.

The subjects site provide the only roadside opportunity of the southbound carriageway of the A90 between Aberdeen and Forfar and is easily accessible from both carriageways with slip road/filter lane access. The site is bounded by the carriageway to the West and agricultural land to the north east and south boundaries.

DESCRIPTION

The subjects comprise a detached single storey purpose built restaurant/ café. Internally the property is regular in configuration, currently fitted out as a roadside restaurant.

The building is accessed via a road directly off the A90 dual carriageway and leads into a large private site which offers approximately 30 car parking spaces immediately in front of the property.

ACCOMMODATION

We have calculated the floor areas in accordance with the RICS Code of Measurement 6th Edition, to arrive at the gross internal floor area as follows:

159.66 sq. m. / 1,719 sq. ft.

RATEABLE VALUE

The subjects are entered in the Valuation Roll at a Rateable Value of £11,600.

TERMS

The subjects are available To Let on standard commercial terms for a period to be negotiated. Further information available from the Sole Letting Agents



LEGAL COSTS + VAT

Each party will be responsible for their own legal costs.

EPC

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To arrange a viewing please contact:



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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

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6. Date of Publication: April 2025