

FOR SALE
CLASS 1A



**3 Lordburn
Arbroath
DD11 1JD**

- Ground Floor Commercial Unit
- Excellent Double Display Frontage
- May Qualify for 100% Rates Relief
- Extends to 56.86 sq.m. / 612 sq.ft.
- May Suit a Variety of Uses — subject to consents
- Offers Over £70,000 invited

LOCATION

Arbroath is the largest town in Angus, with a range of manufacturing, retail and service businesses. It is located on the east coast of Scotland 15 miles north east of Dundee and 48 miles south of Aberdeen. The town is easily accessible thanks to the upgrade of the A92 to dual carriageway and the positioning of its train station on the East Coast Rail Line.

More precisely, the subjects are located within the town centre on the north side of Lordburn, close to the junction with Arbroath High Street. High Street being the main shopping street within the town. Surrounding occupiers include a mixture of local traders.

Ample on street car parking is available close by on the High Street.

The approximate location is shown by the OS Plan.



DESCRIPTION

The subjects comprise a ground floor commercial unit within a single storey end terraced building held under a pitched roof. Access is gained directly from Lordburn via timber framed glazed door.

Internally, the subjects comprise a main retail currently fitted out as a dog grooming salon. The subjects consist of a concrete floor with vinyl floor coverings and lighting is provided by spot lighting. The subjects benefit from a kitchenette, staff room, WC and storage facilities.

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

ACCOMMODATION

We have measured the property in accordance with the RICS Property Measurement to arrive at the following Net Internal Floor Areas:

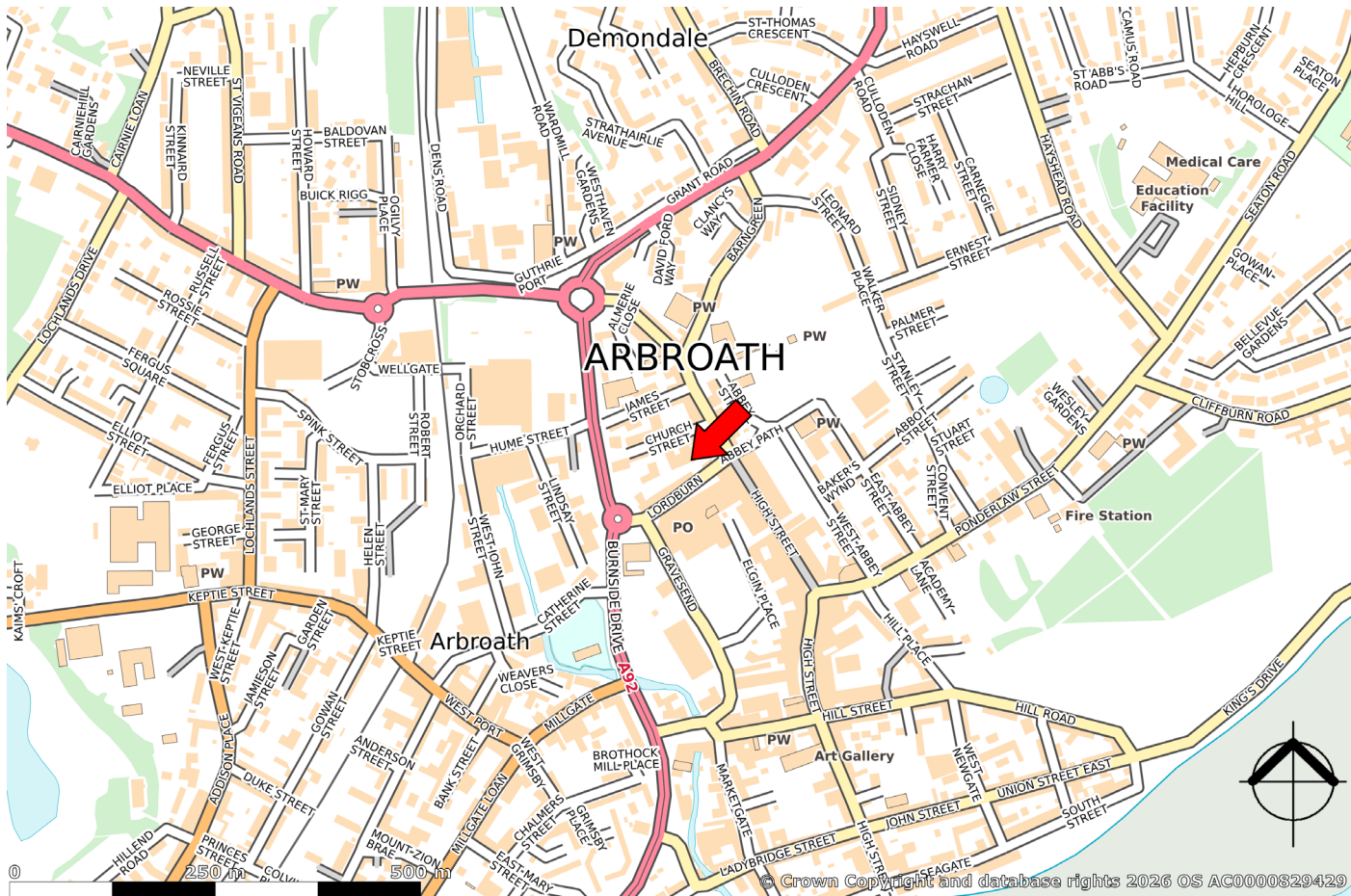
DESCRIPTION	SIZE (SQ.M)	SIZE (SQ.FT)
Ground Floor	56.86	612

RATEABLE VALUE

The subjects have a Net and Rateable Value of £5,800.

The unified business rate for the year 2026/2027 is 48.1p exclusive of water and sewerage rates.

Occupiers may qualify for 100% rates relief however should satisfy themselves on this matter.



LEGAL COSTS

For the avoidance of doubt, all figures are quoted exclusive of VAT unless otherwise stated.

EPC

Available on request.

PRICE

The subjects are available For Sale with offers over £70,000 invited for the heritable interest. Further information is available from the Sole Selling Agents.

VIEWING

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

To arrange a viewing please contact:



GRANT ROBERTSON
Director

grant.robertson@g-s.co.uk
01382 200064



CHARLES CLARK
Property Agent

charles.clark@g-s.co.uk
01382 200064

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: July 2026

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.