

FOR SALE

**OFFICE / RETAIL
PREMISES**

**PROMINENT TOWN CENTRE
CORNER LOCATION**

100% RATES RELIEF

**NIA: 54.35 SQ.M
(585 SQ.FT)**

**SUITABLE FOR A VARIETY
OF RETAIL/OFFICE USES**

**OFFERS OVER
£60,000**

PRICE REDUCED – OFFERS OVER £60,000



165 HIGH STREET, ARBROATH, DD11 1DR

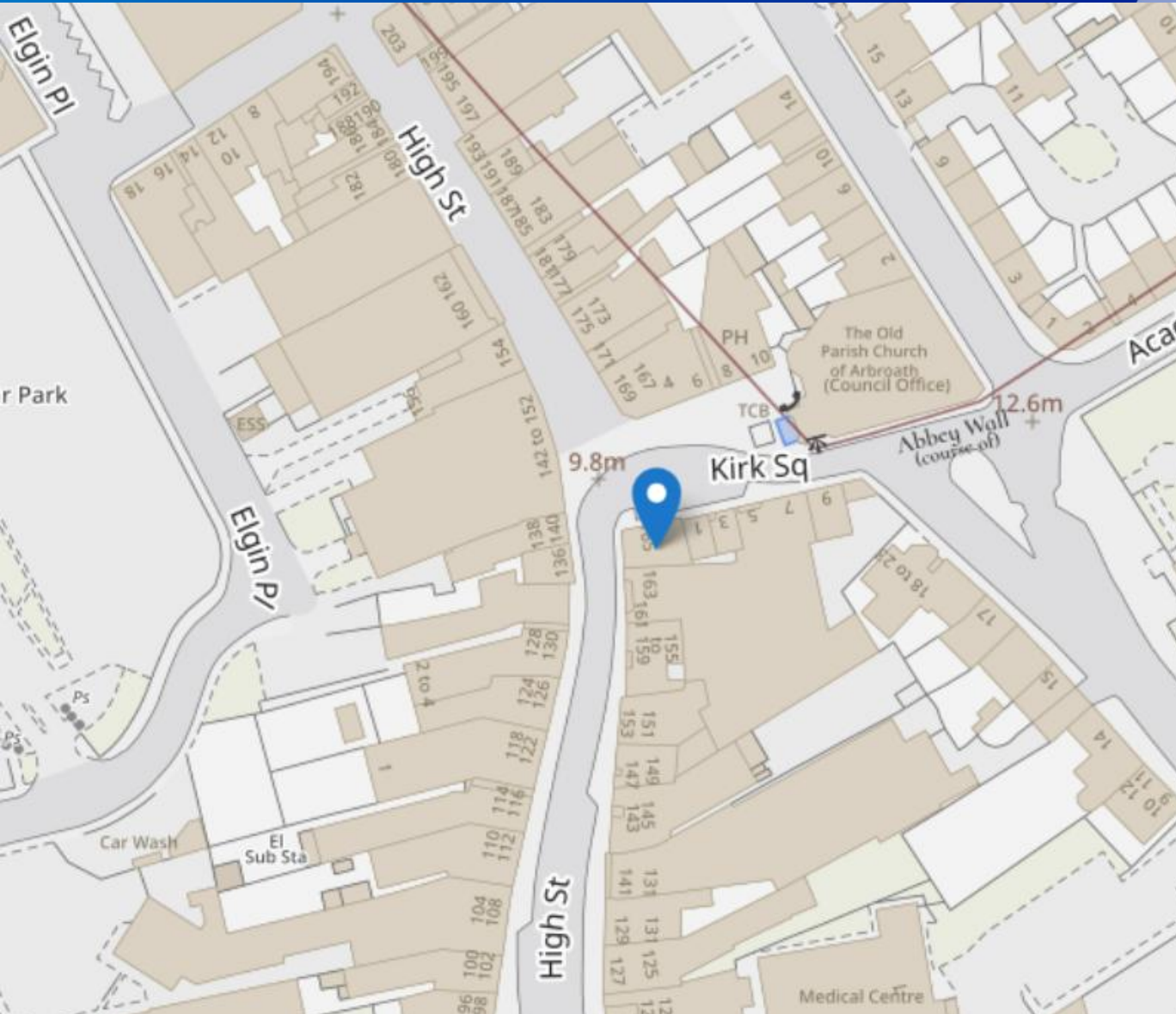
CONTACT: Gavin Russell - g.russell@shepherd.co.uk | 01382 878005
Jamie Hutcheon - jamie.hutcheon@shepherd.co.uk | 01382 878005 | shepherd.co.uk





Location

165 HIGH STREET, ARBROATH, DD11 1DR



LOCATION

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.

Arbroath is the largest of the Angus towns and has a resident population of some 23,500 persons (Source: Angus Council).

The property is located adjacent to the pedestrianised section of Arbroath High Street at the corner junction with Kirk Square.

Surrounding occupiers comprise a mix of both local and national tenants.

On-street parking is available a short distance away on High Street and there are a number of Local Authority operated car parks at various points around the town centre.

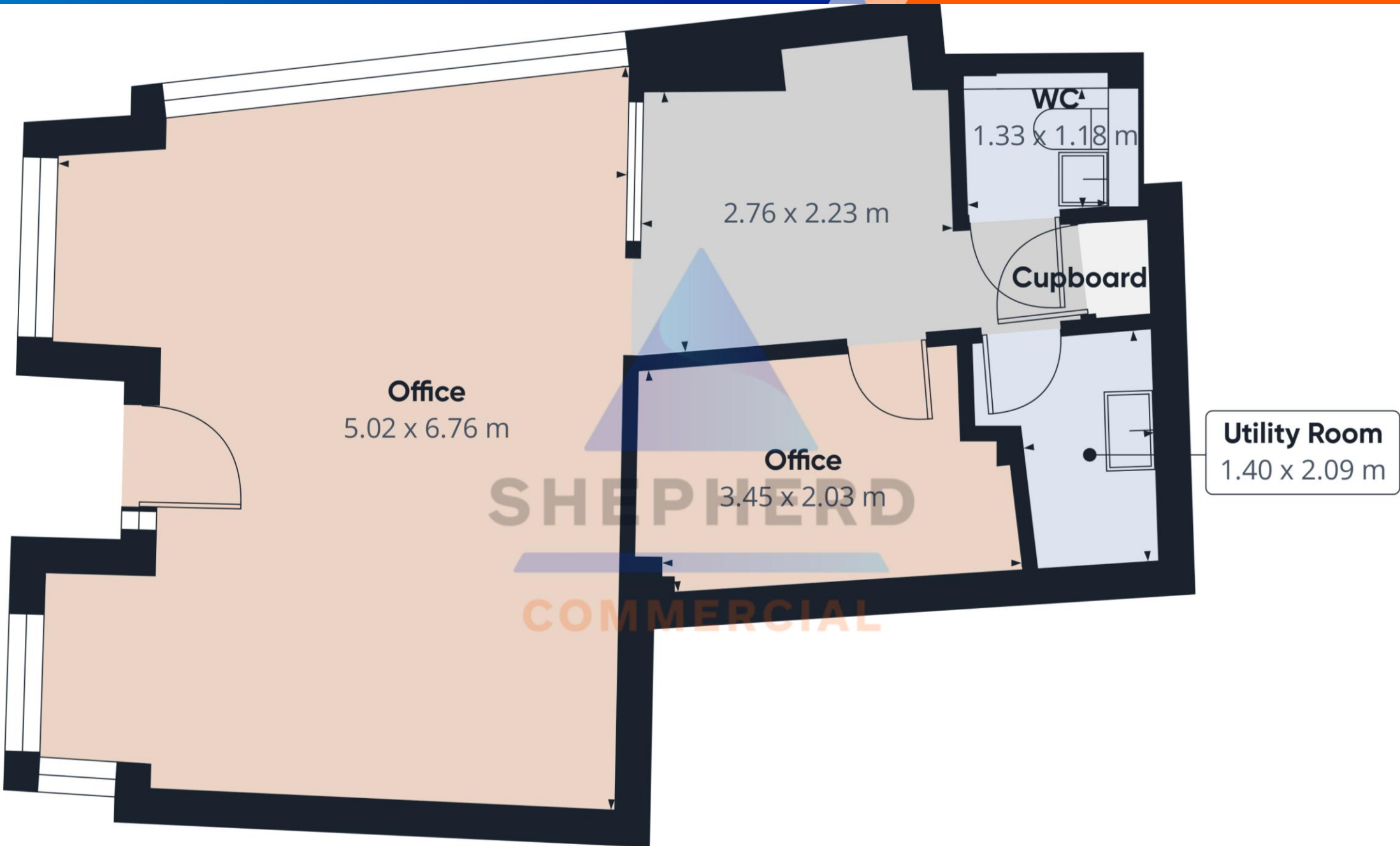






Floor Plans

165 HIGH STREET, ARBROATH, DD11 1DR





DESCRIPTION

The property comprises a modern ground floor office/retail unit with a frontage onto Arbroath High Street and a return frontage onto Kirk Square.

Internally the accommodation provides flexible open plan retail/office space suitable for a variety of commercial uses.

The subjects also benefit from a private office, kitchen /staff room and WC facilities to the rear.

PRICE

Our client is inviting offers in excess of £60,000 for their heritable interest.

RATEABLE VALUE

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

Rateable Value: £6,600.

The Unified Business Rate for 2025/2026 is 49.8p exclusive of water and sewerage.

The subjects benefit from up to 100% rates relief via the Small Business Bonus Scheme.

ACCOMMODATION

	m ²	ft ²
Ground Floor	54.35	585
Total	54.35	585

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

ENERGY PERFORMANCE CERTIFICATE

Awaiting further details.

VAT

All prices are quoted exclusive of VAT which may be applicable. Please call for details.

LEGAL COSTS

Each party to bear their own legal costs in connection with this transaction.

Get in Touch

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



Gavin Russell

g.russell@shepherd.co.uk



Jamie Hutcheon

jamie.hutcheon@shepherd.co.uk

Shepherd Chartered Surveyors

13 Albert Square, Dundee, DD1 1XA

t: 01382 878005



ANTI MONEY LAUNDERING REGULATIONS

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.

shepherd.co.uk