

**FOR SALE  
FORMER BINGO HALL  
SUITABLE FOR A VARIETY OF USES  
(S.T.P.)**

**141 HIGH STREET  
ARBROATH  
DD11 1BH**

**LOCATION**

Arbroath is the largest town in the council area of Angus and has a population of circa 24,000 persons.

The property is located on the east side of High Street close to Kirk Square, occupying a prominent position within the unpedestrianised section of the street benefitting from unfettered on-street parking.

**DESCRIPTION**

The subjects comprise a former Bingo Hall converted from a 1930's cinema. The building occupies a large area to the rear of the High Street, with a prominent entrance lobby to the High Street itself. Beyond the lobby the primary accommodation is located on a raised ground and mezzanine level.

The front building of which the subjects form part is Category 'B' Listed.

**ACCOMMODATION**

From our measured inspection we would confirm the property extends to the following areas and dimensions:

Gross Frontage:	24' 7"	(7.49 m)
Net Frontage:	19' 3"	(5.86 m)
Gross Internal Area:	12,564 ft <sup>2</sup>	(1,167.2 m <sup>2</sup> )

**PRICE**

The building is offered for sale, with full vacant possession and offers in the region of £150,000 exclusive are invited.



**VAT**

All terms are quoted net of VAT where applicable.

**PLANNING**

The property was most recently in use as a Bingo Hall, subject to planning, we consider the subjects would lend themselves to a variety of occupational and development uses.

**ENERGY PERFORMANCE CERTIFICATE**

A copy of the EPC is available on request.

**RATES**

The property is entered in the Valuation Roll as follows:

Description: Bingo Hall  
Rateable Value ('25/'26): £20,700

**LEGAL COSTS**

Each party to be responsible for their legal costs, with entry upon completion.

**MONEY LAUNDERING REGULATIONS**

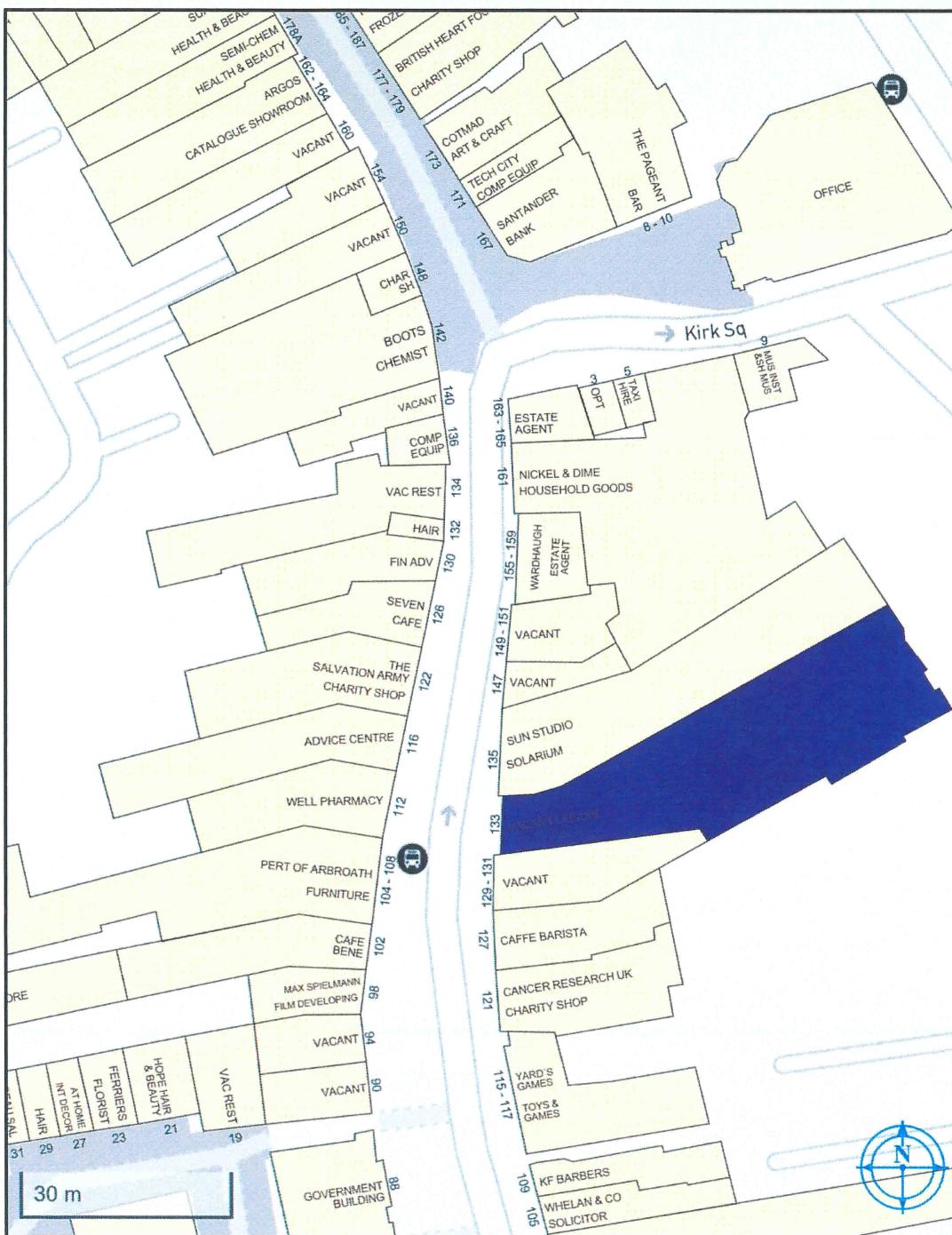
To comply with Money Laundering Regulations we are legally required to undertake due diligence on prospective purchasers, which will include proof of identity/address and funding. Applicable documentation will therefore be required on agreement of Heads of Terms.

## VIEWING/FURTHER INFORMATION

Strictly through the sole agents:  
Whitelaw Baikie Figes

Contact: Graham Figes/ Colette Brough  
Tel: 0141 221 6161  
Email: [graham@wbf.co.uk](mailto:graham@wbf.co.uk) /[colette@wbf.co.uk](mailto:colette@wbf.co.uk)

## LOCATION PLAN



Details Updated 3rd October 2025

Copyright and Confidentiality, 2025 ©Crown Copyright and database rights 2025. OS 100019855.  
Licence No. PU100017316. For more information on our products and services visit [www.experian.co.uk/goad](http://www.experian.co.uk/goad).

The information contained within these particulars has been checked, and unless otherwise stated, is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outwith our control.

Whitelaw Baikie Figes for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract.
- ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and are advised to do so.
- iii) no person in the employment of Whitelaw Baikie Figes has any authority to give any representation or warranty whatsoever in relation to this property.
- iv) all prices, rents and premiums quoted are exclusive of VAT at the current rate.
- v) any rateable values quoted have been supplied by reference to the relevant local rating authority. Interested lessees are advised to satisfy themselves as to their accuracy.