

**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 ²	(1,167.2 m ²)

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.

