

**TO LET  
PROMINENT UNIT WITH**

Restaurant & Hot Food Take Away  
Consent

**243 HIGH STREET  
ARBROATH  
DD11 1DZ**

## Location

Arbroath is the largest town in Angus with a resident population of approximately 25,000 persons and is situated circa 17 miles north east of Dundee. The property occupies an exceptionally prominent position within the pedestrianised section of the High Street being situated directly opposite the Abbeygate Shopping Centre, Arbroath's only covered shopping centre. Nearby retailers are a mix of local and multiple traders to include Holland & Barrett, William Hill, Greggs and Vision Right Opticians.

## Description

The property comprises the ground and first floors within a 2-storey building.

## Accommodation

From our measured inspection the unit offers the following areas and dimensions:

Gross Frontage: 17' 3" (5.25 m)  
Net Frontage: 15' 10" (4.82 m)  
Ground Floor: 788 ft<sup>2</sup> (73.2 m<sup>2</sup>)  
First Floor: 198 ft<sup>2</sup> (18.39 m<sup>2</sup>)

Total NIA: 986 ft<sup>2</sup> (91.6 m<sup>2</sup>)

## Terms

The property is offered to the market on the basis of a new full repairing and insuring lease for a duration to be agreed, incorporating regular upward only rent reviews, with rental offers in the region of £9,650 per annum being sought.



## Archive photo

## VAT

All terms are quoted net of VAT where applicable.

## Rates

The property is entered in the Valuation Roll as follows:

Description:	Shop
Rateable Value ('23/'24):	£8,000

A qualifying occupier may be eligible for 100% rates relief, further details on application.

## Planning

The subjects benefit from Restaurant with Hot Food Take Away Use, further details on application.

## Energy Performance Certificate

The property has an EPC rating of 'G'. A copy of the Certificate can be provided upon request.

## Entry

Early entry can be facilitated upon completion of legal formalities.

Legal Costs

Each party to be responsible for their own legal costs with the ingoing tenant being responsible for LBTT.

Money Laundering Regulations

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

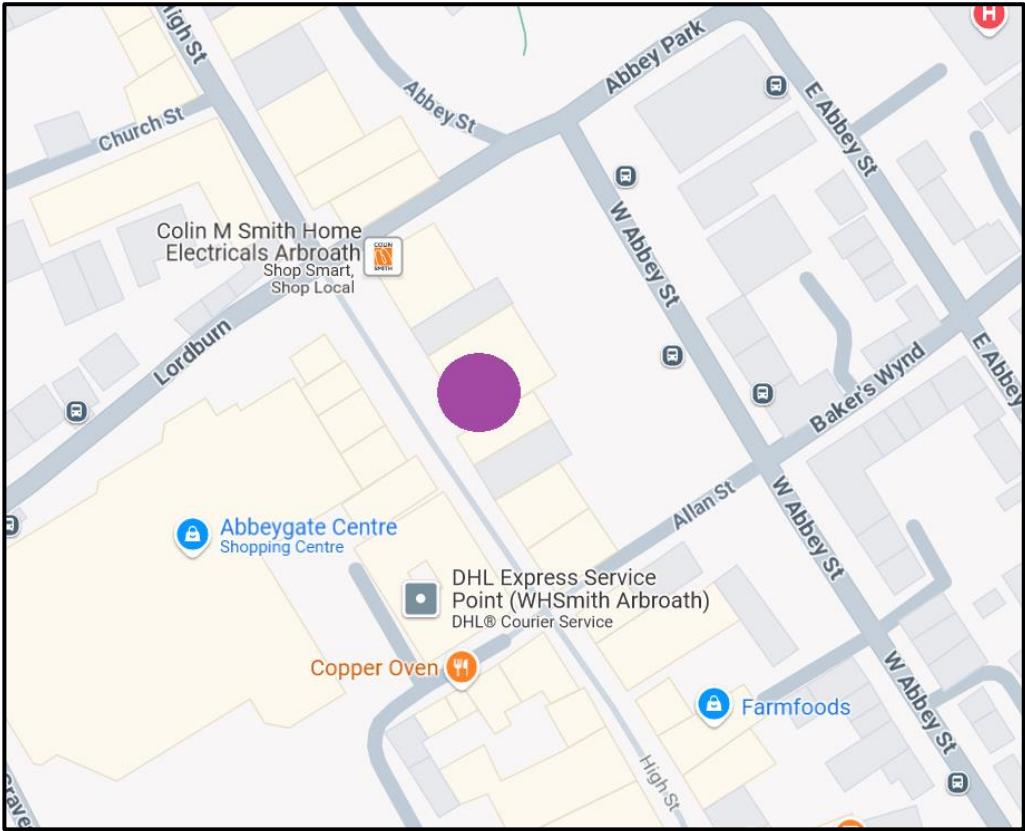
Viewing/Further Information

Arrangements to view are strictly through the sole agents:

Contact: Gavin Anderson

Email: gavin@wbf.co.uk

LOCATION PLAN



Details dated 19th September 2024