

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 ft² (73.2 m²)
First Floor: 198 ft² (18.39 m²)

Total NIA: 986 ft² (91.6 m²)

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

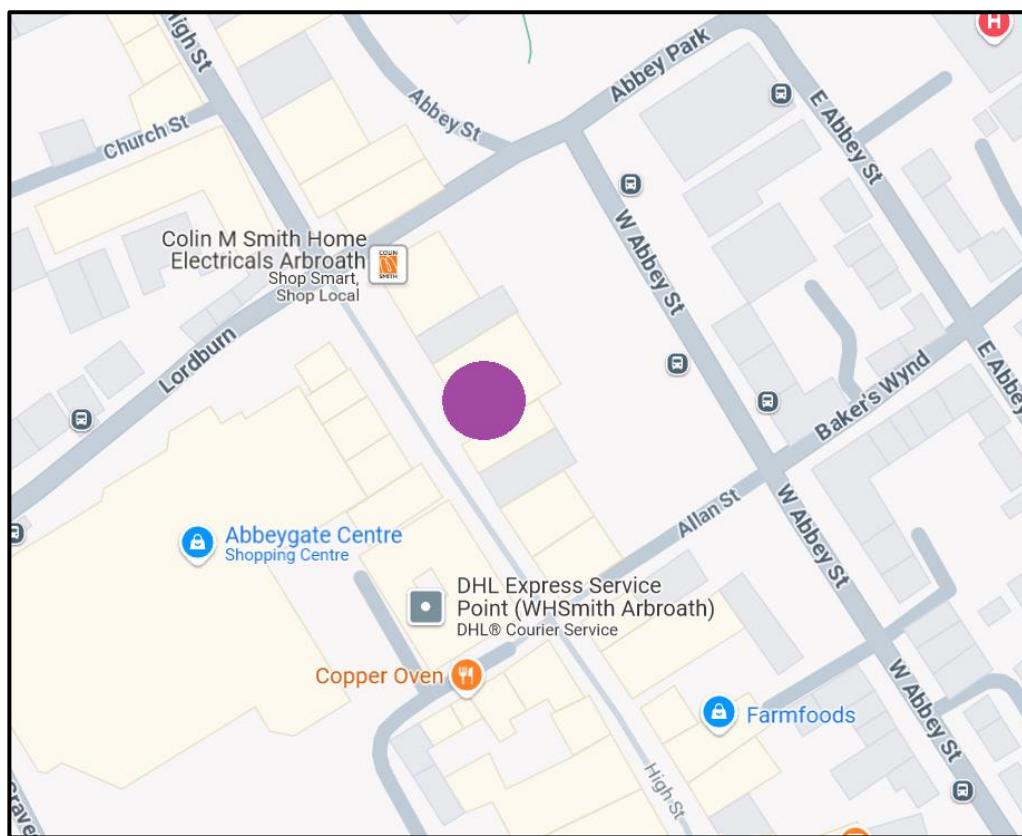
To comply with Money Laundering Regulations we are legally required to undertake due diligence on prospective purchasers/tenants which will at a minimum include proof of identity/address and funding. Applicable documentation will therefore be required on agreement of Heads of Terms.

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

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.