

**TO LET
PROMINENT RETAIL UNIT**

**140 HIGH STREET
ARBROATH
DD11 1HN**

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 west side of High Street at its junction with Ponderlaw Street, occupying a prominent position at the end of the pedestrianised area. Being located at the end of the pedestrianised area the unit allows for easier vehicular access. High Street forms the prime retailing pitch within Arbroath.

DESCRIPTION

The property comprises a mid terrace retail unit within a parade of similar shops offering accommodation over ground and first floors. There is private parking for approximately two vehicles at the rear.

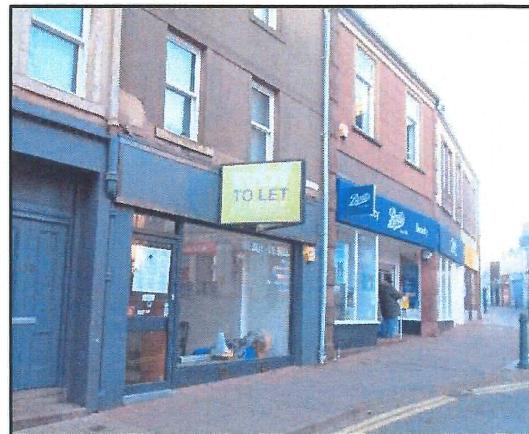
ACCOMMODATION

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

Gross Frontage:	17' 5"	(5.3 m)
Net Frontage:	15' 6"	(4.7 m)
Ground Floor:	805 ft ²	(74.78 m ²)
First Floor:	57 ft ²	(5.3 m ²)
Total Area:	862 ft ²	(80.08m ²)

LEASE TERMS

The property is offered to the market on the basis of a new full repairing and insuring lease for a period to be agreed, incorporating regular upward only rent reviews. Rental offers in the region of £10,750 per annum are sought.



ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available on request.

RATES

The property is entered in the Valuation Roll as follows:

Description:	Shop
Rateable Value ('23/'24):	£6,900

Qualifying parties may benefit from 100% rates relief under the Small Business Bonus Scheme.

LEGAL COSTS

Each party to be responsible for their legal costs, with the ingoing tenant being responsible for LBTT together with any costs incurred by the Landlord.

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.

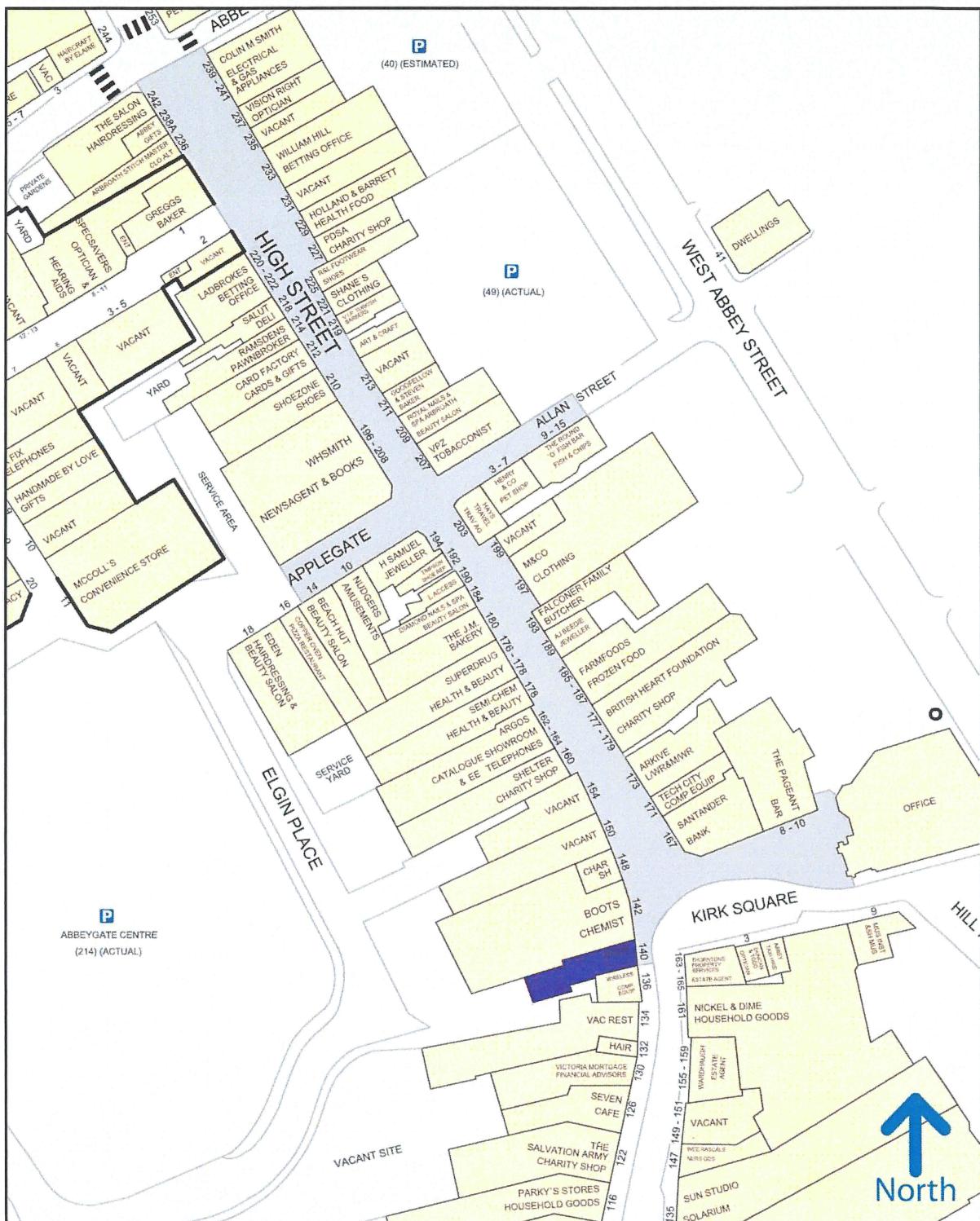
VIEWING/FURTHER INFORMATION

Strictly through the sole agents:

Whitelaw Baikie Figes

Contact: Gavin Anderson
Tel: 0141 221 6161
Email: gavin@wbf.co.uk

LOCATION PLAN



Details updated 11th April 2023

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