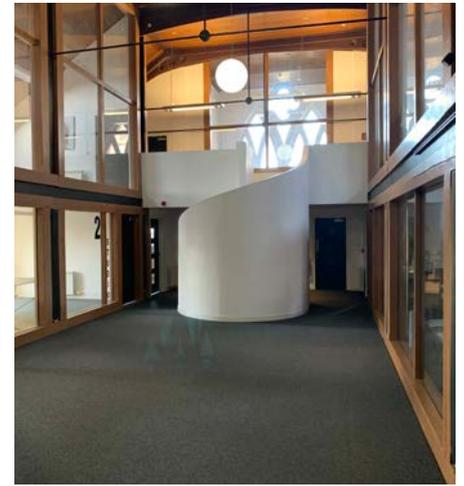




**66 HIGH STREET / ERSKINE HOUSE, 6B COMMERCE STREET
ARBROATH, DD11 1WB**

- SUBSTANTIAL FORMER CHURCH AND COFFEE SHOP
- ANNUAL RENT INCOME £28,200
- LOCATED WITHIN ARBROATH TOWN CENTRE
- OFFERS INVITED OVER £450,000





LOCATION

Arbroath is the largest town in Angus, with a range of manufacturing, retail and service businesses and a vibrant High Street shopping area within its heart. The town has a population of approximately 25,000 and is located on the east coast of Scotland, some 15 miles north east of Dundee and 48 miles south of Aberdeen on the A92 coastal trunk road. Focal points of the town include the historic Abbey and harbour as well as the attractive coastal cliffs. The upgrading of the A92 dual carriageway between Arbroath and Dundee has substantially improved access to the town.

The subjects are situated within Arbroath town centre with Commerce Street providing one of the main business thoroughfares for the town.

The subjects have pedestrian access leading from the High Street, which leads to Webmor's Coffee Shop with the main access to the Business & Design Centre taken directly from Commerce Street.

The approximate location is shown by the OS Plan.

DESCRIPTION

The subjects comprise a substantial former church building which has been extensively refurbished and redeveloped to provide the present level of accommodation.

Webmor's forms part of the main complex and provides an attractive coffee shop.

The main building is of traditional stone construction under a pitched and slated roof. Access is taken from Commerce Street via steps running from pavement

level to the main entrance door. Disabled access is provide via a side lane directly to the ground floor office accommodation.

Internally, a separate office suite has been created at ground floor, with dedicated access and services. From the main foyer, internal stairs lead to the upper floor where a series of office suites have been created over two levels, surrounding a central void area. The office suites have been created to an extremely high standard utilising the existing church structure.

Lying to the rear of the church building, although forming part of the same structure, is the coffee shop with the main public access taken via a lane running south from the High Street. There is secondary access to the side of the main building running eastwards from Commerce Street. Again, the building is of stone construction with pitched and slated roof and although forming part of the same complex the coffee shop can be seen as a stand-alone unit.

ACCOMMODATION

We have measured the property in accordance with the RICS Property Measurement 2nd Edition and have calculated the floor areas in accordance with the RICS Code of Measuring Practice (6th Edition) to arrive at the gross internal floor area as follows;

Address	Description	sq m	sq ft
Erskine House	Ground and First floor Offices	645.63	6,950
Webmors Coffee Shop	Ground and first coffee shop	178.22	1,918

LEASE TERMS

Address	Tenant	Lease Term	Rent
Erskine House, 6B Commerce Street	MacDonald Group GILLP	14/12/20202 - 15/12/2025	£15,000pa
Webmors Coffee Shop	Webmor's	Yearly from 31st May each year	£13,200pa

RATEABLE VALUE

Business & Design Centre Erskine House, Commerce Street
Office
£25,200

Business & Design Centre Erskine House, Commerce Street
Office
£15,000

Webmor's
66 High Street, Arbroath
£12,500

The unified business rate for the year 2021/2022 is 49p exclusive of water and sewerage rates.

PRICE

We are instructed to invite offers over £450,000 for the property.

EPC RATING

Available on request

VAT

For the avoidance of doubt all figures quoted are exclusive of VAT unless otherwise stated and any prospective tenant should satisfy themselves independently as to the incidence of VAT involved in this transaction.

VIEWING

Viewing is through the Sole Selling Agents, Messrs. Graham + Sibbald;

Please note, all viewings and information requested is strictly via the Sole Selling Agents. No direct approaches.



To arrange a viewing please contact:



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ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: 2020