

**FOR SALE**

**TOWN CENTRE LOCATION**

**POTENTIAL FOR  
DEVELOPMENT SUBJECT  
TO PLANNING CONSENT**

**ON STREET PARKING**

**100% RATES RELIEF  
AVAILABLE**

**GIA: 62.6 SQ M (674 SQ FT)**

**OFFERS OVER £35,000**



WHAT 3 WORDS



**19 ROODS, KIRRIEMUIR, ANGUS, DD8 4EZ**

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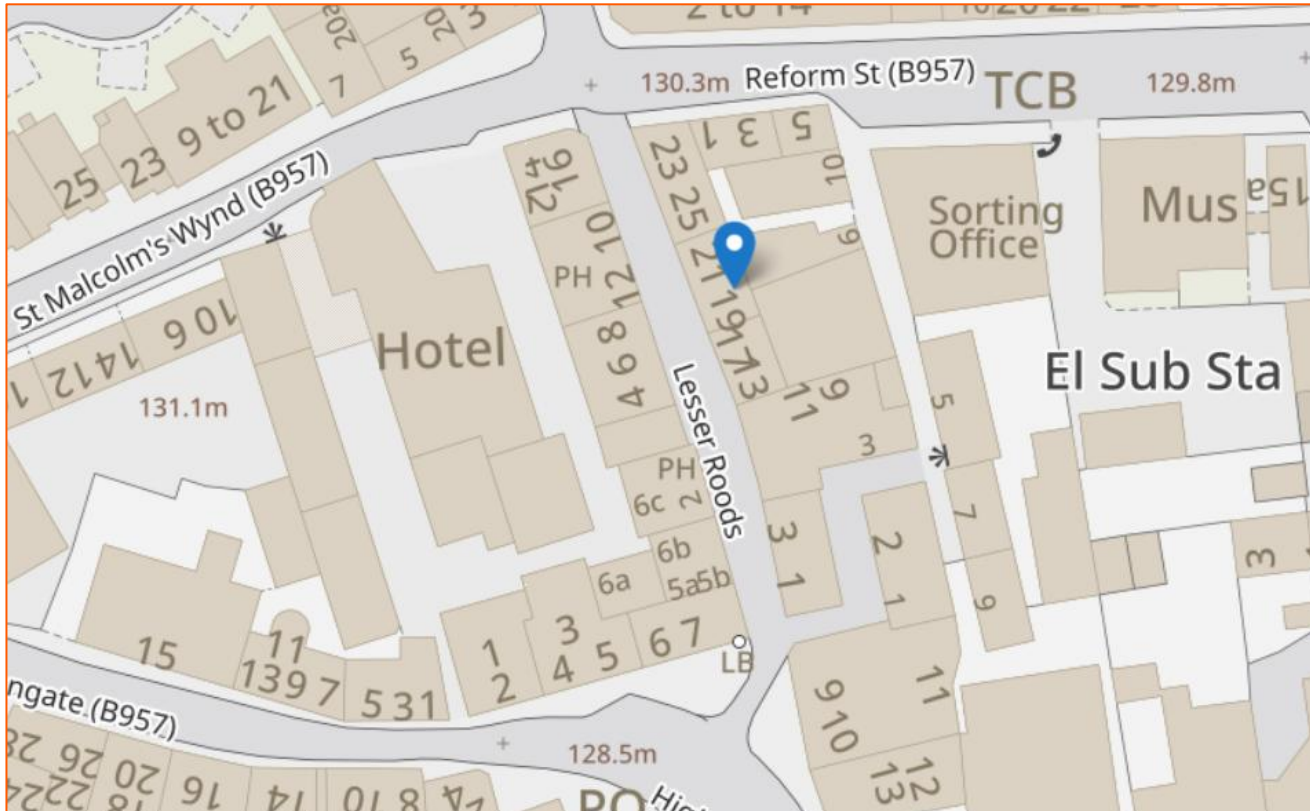






# Location & Description

19 ROADS, KIRRIEMUIR, ANGUS, DD8 4EZ



## LOCATION

Kirriemuir is a gateway community at the foot of the Angus Glens providing a range of services and facilities to the surrounding rural area.

The town has a population of circa 6,000 persons (Source: Angus Council).

The subject property is centrally located within Kirriemuir, on the pedestrian street known as Roods, near its junction with St Malcoms Wynd in a mixed residential / commercial area.

On-street parking is available within the immediate vicinity.

Surrounding commercial properties include a mix of both national and local tenants.

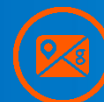
## DESCRIPTION

The subject comprises the ground floor of a two storey traditional stone-built building.

The main walls of the property are of stone construction whilst the roof over is pitched timber construction overlaid in slate.

Internally, the subjects are vacant. There is separate storage area and toilet facilities to the rear of the property.

## Development Opportunity



FIND ON GOOGLE MAPS



# Description

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## PRICE

Our client is inviting Offers Over £35,000 for their heritable interest.

## RATEABLE VALUE

The subjects have been accessed for rating purposes and have been entered in the valuation roll at:

Rateable Value: £2,900

The Unified Business Rate for 2025/2026 is 49.8p exclusive of water and sewerage.

ACCOMMODATION	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor (Sales Area)	62.6	674
<b>TOTAL</b>	<b>62.6</b>	<b>674</b>

The above floor areas have been calculated on a Gross Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

## ENERGY PERFORMANCE CERTIFICATE

Available upon request.

## VAT

Prices are quoted exclusive of VAT (if applicable).

## LEGAL COSTS

Each party will be responsible for their own legal costs in connection with this transaction.

## VIEWING / FURTHER INFORMATION

Strictly by appointment with the Sole Selling Agents.

## Get in Touch

For further information or viewing arrangements please contact the sole agents:



**Scott Robertson**

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**Shepherd Chartered Surveyors**

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## ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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