

# FOR SALE

CURRENT RENTAL INCOME OF  
£8,500 PER ANNUM

10 YEAR EXTENSION FROM  
NOVEMBER 2024

TENANT BREAK OPTION IN  
NOVEMBER 2029

CENTRAL LOCATION IN  
ARBROATH OPPOSITE POPULAR  
WETHERSPOONS PUB

NET AREA:  
86.70 SQ.M. (933 SQ.FT.)

OFFERS OVER £80,000



## INVESTMENT PROPERTY

21 MARKET PLACE, ARBROATH, DD11 1HR

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## LOCATION

Arbroath is positioned on the north-east coast of Scotland approximately 18 miles north-east of Dundee, within the Local Authority area of Angus.

The town, which is the largest of the Angus Council towns, has a resident population of some 23,500 persons (source: Angus Council).

The subjects are located in a back street location off High Street fronting Market Place which is pedestrianised and runs from High Street through to Brothock Bridge.

Surrounding properties are a mix of retail, office, and licensed/leisure properties.

The local Post Office is located on the opposite side of Market Place and some major High Street Banks such as Royal Bank of Scotland, Bank of Scotland and Lloyds TSB are within close proximity.

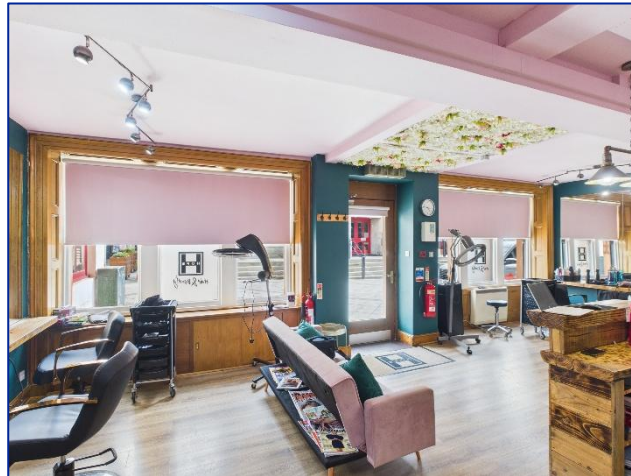
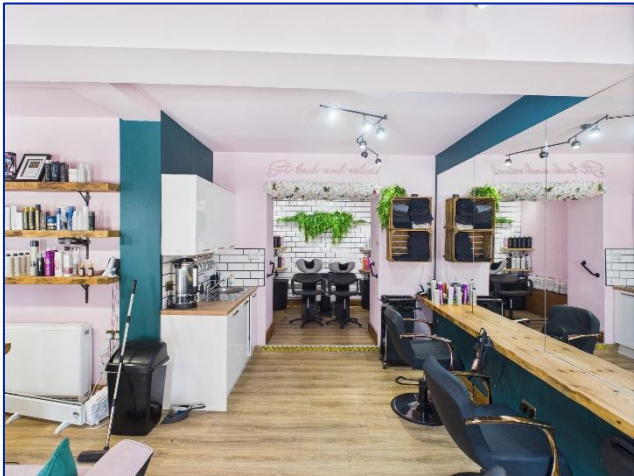
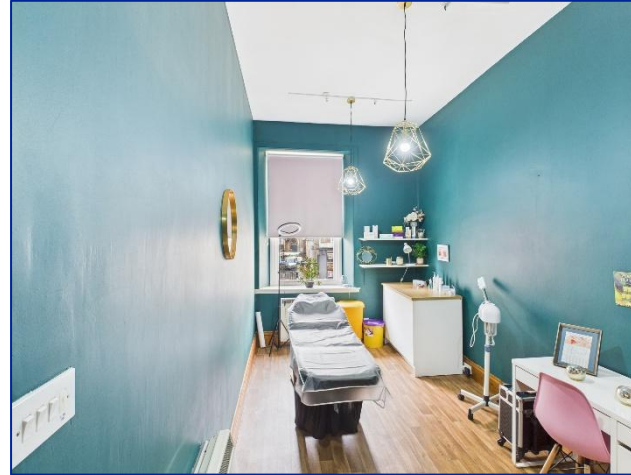
A Wetherspoons public house is located directly opposite the subjects.

Free parking is available at various locations throughout the town centre



# Description

21 MARKET PLACE, ARBROATH



## DESCRIPTION

The subjects comprise a terraced two storey building fronting the pedestrianised walkway which links High Street with Brothock Bridge.

The building, which is understood to date from the late 19th century, is of stone construction with a pitched timber roof over clad in slate.

The ground floor main salon space has been recently refurbished and includes typical mirrored walls, tiling and a decorative ceiling.

The floors are overlaid in a mix of laminate, carpet, and vinyl coverings throughout.

There is a fire exit to the rear leading to a communal pend and a single storey lean to extension has been constructed to provide basic external storage.

## LEASE

The subjects are currently let on full repairing and insuring terms until November 2034 at a passing rent of £8,500 per annum with rent review and break option at November 2029.

The current tenant has been in occupation since 2019. Further details are available upon request.





## TERMS

Our client is seeking offers over £80,000 for their heritable interest.

## RATEABLE VALUE

The premises have been assessed for rating purposes and are entered in the Valuation Roll for the current year at:

Net and Rateable Value: £6,100

The Unified Business Rate for the financial year 2025/2026 is 49.8 pence exclusive of water and sewerage.

## ACCOMMODATION

	m <sup>2</sup>	ft <sup>2</sup>
GROUND FLOOR	41.62	440
FIRST FLOOR	40.96	441
EXTERNAL STORE	4.12	44
TOTAL	86.70	933

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

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants 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; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. PUBLICATION DATE JUNE 2025

## ENERGY PERFORMANCE CERTIFICATE

To be confirmed.

## VAT

The subjects have not been elected for VAT purposes and hence no VAT is payable on the sale.

## LEGAL COSTS

Each party to bear their own legal costs in connection with this transaction.

## MONEY LAUNDERING

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, came into force on the 26<sup>th</sup> July 2017. This now requires us to conduct due diligence not only on our client but also and 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.

## Get in Touch

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



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### ANTI MONEY LAUNDERING REGULATIONS

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