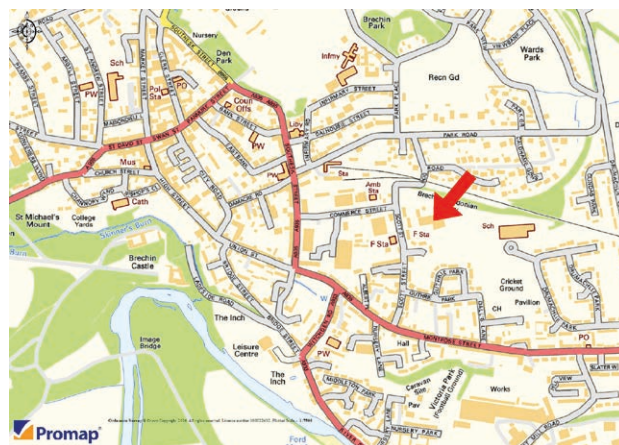




## SCOTT STREET, BRECHIN, DD9 7BG

- NEWLY CREATED UNIT
- END TERRACED
- ACCESSED FROM COMMERCE STREET
- MAY SUIT VARIETY OF COMMERCIAL / INDUSTRIAL USERS
- EXTENDS TO 3,500 SQ. FT.



## LOCATION

The property is located on the east side of Scott Street, at its junction with Commerce Street, approximately a quarter of a mile south-east of Brechin town centre.

This is a primarily industrial and commercial location. The property is adjacent other light industrial and commercial users, an Ambulance Station and close by a Lidl Supermarket. There are residential properties located nearby but not adjacent to the property.

The Angus town of Brechin has a resident population in the order of 7,000 and is located to the east of the A90 Aberdeen to Dundee trunk road, approximately 28 miles north-east of Dundee and 40 miles south-west of Aberdeen.

The approximate location is shown by the OS Plan.

## DESCRIPTION

The subjects comprise a newly created end terraced modern single storey industrial units of steel portal frame construction with concrete floor and externally clad with insulated profile metal sheeting to the walls and roof.

The premises benefit from 3 phase power, an internal eaves height of 6.79 metres, and will be accessed via an electrically operated roller shutter door and a full height manual door which leads into a shared yard area.

This is the last remaining unit on site.

## 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;

325 sq. m. / 3,500 sq. ft.



## RATEABLE VALUE

The subjects will require to be re-assessed upon occupation. The uniform business rate is current 49.8p per £ for the financial year 2022/2023.

## LEASE TERMS

The subjects are available on flexible lease terms, subject to availability and lease negotiations.

Further details on lease terms and space available are available from the sole letting agents Graham + Sibbald Chartered Surveyors.

## EPC RATING

Available by 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 Leasing Agents. No direct approaches.

To arrange a viewing please contact:



**Grant Robertson**  
grant.robertson@g-s.co.uk  
01382 200064



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charles.clark@g-s.co.uk  
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## 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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6. Date of Publication: October 2022