



3-5 Catherine Street
Arbroath, DD11 1RL

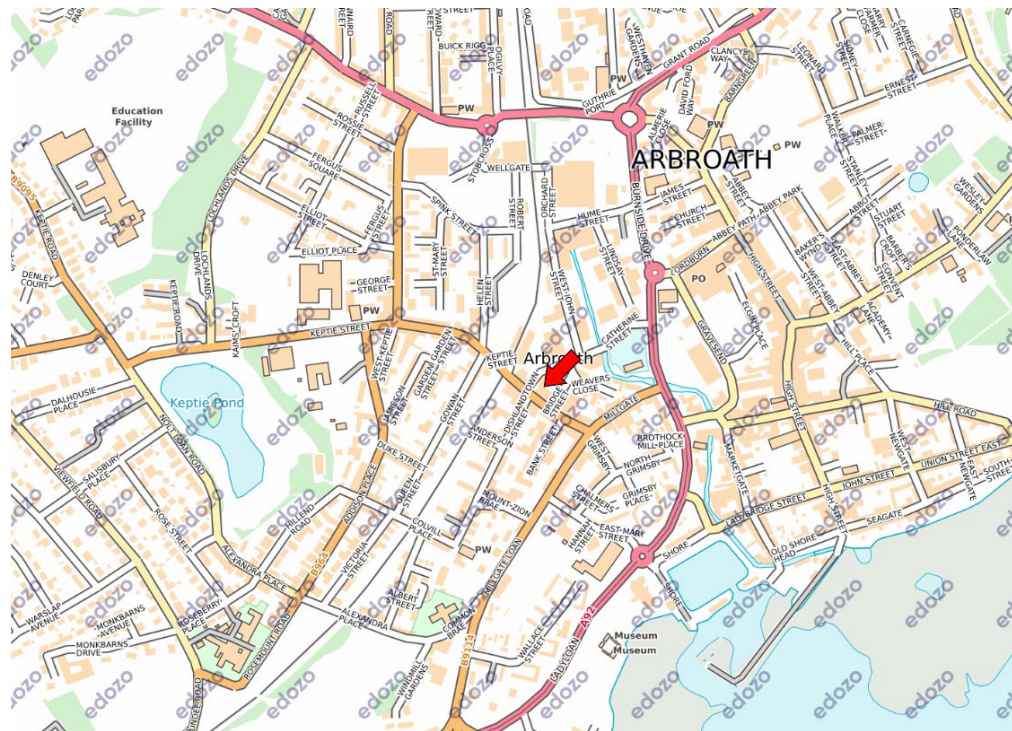
- Ground + Basement & First Floor Commercial Unit
- May suit a variety of Uses
- Development opportunity - subject to consents
- On street car parking nearby
- Extends to 194.66 sq.m. / 2,095 sq.ft.
- Title Boundaries To Be Confirmed

LOCATION

Arbroath is the largest town in Angus, with a range of manufacturing, retail and service businesses. It is located on the east coast of Scotland 15 miles north east of Dundee and 48 miles south of Aberdeen. The town is easily accessible thanks to the upgrade of the A92 to dual carriageway and the positioning of its train station on the East Coast Rail Line.

More precisely, the subjects are located on the south side of Catherine Street within close proximity to the train station and the Arbroath town centre. Surrounding occupiers are commercial and residential, and include a mixture of local and national traders.

The approximate location is shown by the OS Plan.



DESCRIPTION

The subjects comprise a ground, basement and first floor commercial unit. The ground floor contains a large open plan room suitable for various uses and including a kitchen. The ground floor also benefits from toilets which are DDA compliant.

The basement level has ample storage and benefits with access out to the rear of the property.

The first floor contains a single office room and storage cupboard.

The subjects may suit redevelopment subject to consents.

ACCOMMODATION

We have measured the property in accordance with the RICS Property Measurement (2nd Edition), which incorporates the RICS Code of Measuring Practice (6th Edition), to arrive at the following Gross Internal Floor Areas:

Description	Size (SQ.M)	Size (SQ.FT)
Ground	107.90	1,161
Basement	46.38	499
First	40.38	435
Total	194.66	2,095

RATEABLE VALUE

The subjects have a Net and Rateable Value of £10,100.

The unified business rate for the year 2023/2024 is 49.8p exclusive of water and sewerage rates.

Occupiers may qualify for 100% rates relief however should satisfy themselves on this matter.

LEGAL COSTS + VAT

For the avoidance of doubt, all figures are quoted exclusive of VAT unless otherwise stated. However, interested parties are advised to satisfy themselves in this regard.

EPC

Available on request.

PRICE

The subjects are available For Sale with offers invited for the heritable interest. Further information is available from the Sole Selling Agents.

VIEWING

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

To arrange a viewing please contact:



Grant Robertson
Director
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Charles Clark
Graduate Surveyor
01382 200064
Charles.clark@g-s.co.uk

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: October 2023