



Mission Centre, 95 Grant Road, Arbroath, DD11 1JU

ADAPTABLE COMMERCIAL SPACE

Tenure	To Let
Available Size	9,894 sq ft / 919.18 sq m
Rates Payable	£33,764.40 per annum
Rateable Value	£67,800
EPC Rating	Upon Enquiry

Key Points

- Prominent town centre position
- Available as a whole or in part (lease only)
- On site area of 0.6 acres
- Suitable for a variety of uses (subject to consents)

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Description

The property comprises a town mission centre of brick and harled construction under a multi-pitched part corrugated metal / part slate roof.

The original section of the Mission was built back in the 1800s and it was extended significantly in the mid 1980s.

Internally, the subjects are modern, fully DDA compliant, and are arranged to provide an entrance vestibule, commercial kitchen and cafe, recreation hall, mission hall, dining hall, lounge areas, 4 no. offices, substantial sized garden room and additional storage and WC facilities.

The subjects are situated on a site area extending to approximately 0.6 acres.

Location

The subjects are located on a prominent position at the corner of Wardmill Road and Guthrie Port, in an established industrial/commercial and residential area of the town.

Arbroath is the largest town in the Angus Council area with a population of approximately 25,000. Arbroath retailing town centre is a short distance away and the premises benefit from good access to the main road network.

Terms

The premises are available to lease as a whole or in part on a full repairing and insuring basis for a term to be agreed.

Viewing

Westport Property will be pleased to arrange and accompany all viewing requests.

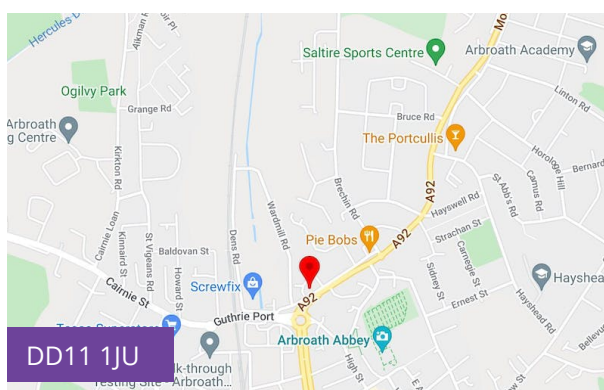
VAT

All prices, premiums and rents are quoted exclusive of VAT which may be payable.

Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice to be as follows:-

919 sq m (9,894sq ft)



Viewing & Further Information



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