



TO LET, FOR SALE

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

Development (Land & Buildings), Leisure,
Offices
9,114 sq ft

ARBROATH TOWN MISSION CENTRE

ADAPTABLE COMMERCIAL SPACE WITH
RESIDENTIAL OR COMMERCIAL
DEVELOPMENT POTENTIAL

- PROMINENT TOWN CENTRE POSITION
- ON SITE AREA OF 0.6 ACRES
- AVAILABLE AS A WHOLE OR IN PART (LEASE ONLY)
- SUITABLE FOR A VARIETY OF USES (SUBJECT TO CONSENTS)
- DEVELOPMENT POTENTIAL

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.

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.

Accommodation

We have calculated the approximate internal floor area of the subjects, in accordance with the RICS Code of Measuring Practise (6th Edition) to be as follows:-

846 sq.m. (9,114 sq.ft.)

Terms/Offers

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.

Alternatively, offers are invited for the heritable proprietors interest.

VAT

Unless otherwise stated all prices, premiums and rents are quoted exclusive of VAT which may be payable.

Planning

The subjects are identified as an opportunity site within the Angus Council Development which provides an opportunity for Class 4 (business), Class 5 (general industrial) and Class 11 (leisure). Residential use may also be acceptable subject to the appropriate consents.

Viewing

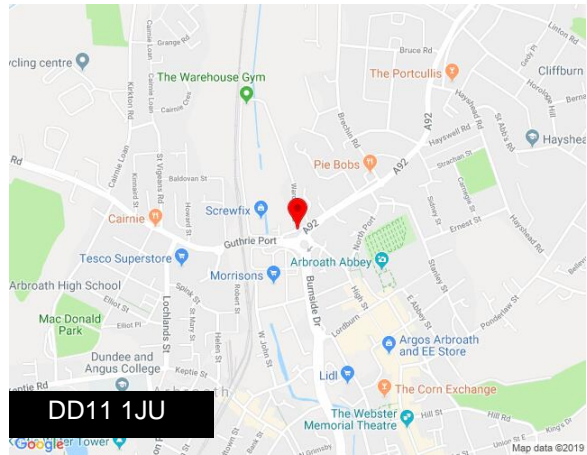
Viewing strictly by appointment with the sole agents.

Business Rates

Rates Payable: £35,880 per annum
(based upon Rateable Value: £69,400 and UBR: 51.7p)

Energy Performance Rating

Available upon request.



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Please read carefully: 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) Westport Property 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) Westport Property 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 Purchasers/Tenants. 4) All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery. 5) A list of office bearers can be obtained from our office. 6) Tenants or Purchasers should satisfy themselves as to their proposed use of the premises and they should ensure they review the relevant planning use class relating to the property as the descriptions provided in these particulars are for guidance only.
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