

# TO LET GROUND FLOOR OFFICE/RETAIL PREMISES

**22A CLERK STREET, BRECHIN, DD9 6AY**



- **LOCATED IN CENTRAL LOCATION**
- **WITHIN EASY REACH OF PRIME SHOPPING PITCH**
- **STREET PARKING IMMEDIATELY ADJACENT**
- **NET INTERNAL AREA 57.59 SQ. M. AND 620 SQ. FT.**
- **THE SUBJECTS QUALIFY FOR UP TO 100% BUSINESS RATES RELIEF UNDER THE SMALL BUSINESS BONUS SCHEME SUBJECT TO ELIGIBILITY.**

## VIEWING & FURTHER INFORMATION

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## LOCATION

The Cathedral City of Brechin functions as an employment, commercial and service centre for North Angus and has a resident population of approximately 7,000 persons (source: Angus Council). The town is situated some 44km (26 miles) north east of Dundee and 64km (40 miles) south west of Aberdeen and benefits from its close proximity to the A90 trunk road linking Aberdeen to Dundee and beyond.

The subjects are located on the east side of Clerk Street at its approximate mid-point between Swan Street/Panmure Street and South Esk Street.

Surrounding properties are of a mixed nature including retail, office and residential properties and the local Police Station is positioned opposite.

## DESCRIPTION

The subjects comprise a vacant post office counter facility forming part of a purpose built 'C' listed post office building with counter, sorting office and distribution facilities, dating from circa 1910. The building is planned over two storeys and has stone walls, a pitched timber roof covered in slate, solid floors and timber sash windows.

The post office counter facility is now vacant (the counter having been relocated to an alternative property nearby) however the sorting office remains in use.

Access into the property is by means of a typical pedestrian access door into a sales area which has plaster and painted walls and ceilings, quarry tiled and hardwood floor finishes, fluorescent light fittings and wall mounted storage heaters. The counter and screens remain in-situ and the majority of services in the sales area are contained within the counter with limited servicing over and above. The manager's office/back shop area is finished to similar standards and has carpeted floor finishes and contains a W.C with dated fixtures and fittings and sheet vinyl floor finishes and stores, including a walk in safe.

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### ACCOMMODATION

The property offers the following accommodation:

FLOOR	ACCOMMODATION	AREA	
		SQ. M.	SQ. FT.
Ground	Entrance leading into customer/sales/counter area with small store off and linking into manager's office/back shop area with safe, store and W.C facility off	57.59	620

The foregoing areas have been calculated on a net internal area basis in accordance with the RICS Code of Measuring Practice Sixth Edition.

There is no customer or staff parking however on street parking is available ex adverso the building.

### RATEABLE VALUE

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

Rateable Value - £3,300.

The unified business rate for the financial year 2017/18 is 46.6p exclusive of water and sewerage.

\* The subjects qualify for up to 100% business rates relief under the Small Business Bonus Scheme subject to eligibility.

### ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Rating of:



Further information and the recommendation report can be made available.

### PROPOSAL

Our clients are seeking rental offers to be invited.

### VAT

We are advised that VAT will not be charged on the rent.

### FURTHER INFORMATION

Strictly by appointment with the sole agents:



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