

## GARAGE SITE

1367.08 SQ M (0.137 HECTARES)

SUITABLE FOR A VARIETY OF  
USES SUBJECT TO THE  
APPROPRIATE PLANNING  
CONSENT

EASY ACCESS TO TRUNK ROAD  
LINKS

OFFERS INVITED

FOR SALE

**GARAGE SITE, CAIRNIE LOAN, ARBROATH, ANGUS, DD11 4DS**

**CONTACT:** SCOTT ROBERTSON [s.robertson@shepherd.co.uk](mailto:s.robertson@shepherd.co.uk) (01382) 878005 [www.shepherd.co.uk](http://www.shepherd.co.uk)



## LOCATION

Arbroath is located on the north east coast of Scotland, approximately 28 km (18 miles) north east of Dundee, within the local authority area of Angus. The town which is the largest of the Angus Council towns has a resident population of some 23,500 persons (source: Angus Council).

The site is centrally located within a mixed residential/commercial area off Cairnie Loan, a short distance from the main shopping area in Arbroath.

Neighbouring commercial occupiers include an ambulance depot, waste management depot and junior football ground.

The town's primary shopping, social and educational facilities are close to hand.

## DESCRIPTION

The subjects comprise a relatively level mature site with a number of timber garages thereon which are in a poor state of repair.

We understand all previous tenancies have been terminated.

## SITE AREA

The site extends to 0.137 Hectares (0.339 acres) or thereby.

## PLANNING

The subjects could be suitable for a variety of uses subject to planning consent.

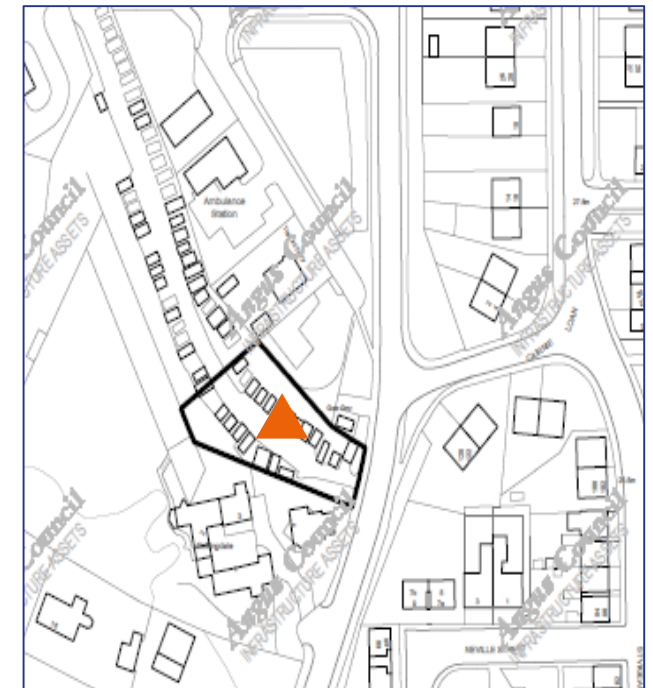
Interested parties should make their own enquiries to Angus Council, in connection with any proposed uses for this site.

## ASKING PRICE

Our client is seeking offers to purchase their heritable interest.

## VAT

For the avoidance of doubt all prices quoted are exclusive of VAT.



**For further information or viewing arrangements please contact the sole agents:**

**Shepherd Chartered Surveyors** 13 Albert Square, Dundee, DD1 1XA T: (01382) 878005  
Scott Robertson s.robertson@shepherd.co.uk

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **DECEMBER 2019**

[www.shepherd.co.uk](http://www.shepherd.co.uk)

