



- **Net Internal Floor Area: 63.95 sq m (688 sq ft)**
- **100% Rates Relief**
- **Prominent corner location**
- **Suitable for a variety of uses (subject to planning)**
- **Sale Price offers over £60,000**
- **Asking Rent £7,200 per annum**

#### VIEWING & FURTHER INFORMATION:

Scott Robertson  
s.robertson@shepherd.co.uk

Gavin Russell  
g.russell@shepherd.co.uk

T: 01382 878005  
F: 01382 878008

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

#### LOCATION

Kirriemuir is a small market town within the Local Authority region of Angus. It has a resident population of some 5,467 persons (Source: Angus Council) and is located 18 kilometres (20 miles) north of Dundee and 88 kilometres (55 miles) south of Aberdeen.

The town benefits from good access to the A90 trunk road and sits at the foot of the Angus Glens.

The towns proximity to, the Grampian mountains, Glamis Castle and its association with J.M. Barrie, author of Peter Pan, ensures a steady flow of tourists during the summer months.

The subjects are centrally located within the town occupying a prominent corner site. Neighbouring occupiers include Co-op, Boots and 88 degrees.

#### DESCRIPTION

The subjects comprise a prominent corner ground floor retail unit forming part of a mid terraced 4 storey tenement block of stone construction with a slate roof over.

#### ACCOMMODATION

The accommodation extends to the following:

Ground Floor: 63.95 sq m (688 sq ft).

The floor areas are presented on a Net Internal Area basis in accordance with RICS Property Measurement Professional Statement (First Edition, May 2015) incorporating the International Property Measurement Standards and the RICS Code of Measuring Practice (Sixth Edition).

#### RATEABLE VALUE

The subjects have been assessed for rating purposes and are entered in the Valuation Roll for the current year at:

£5,200.

The unified business rate for 2018/2019 financial year is 48 pence exclusive of water and sewerage. The premises qualify for 100% rates relief under the Small Business Bonus Scheme.

# FOR SALE / MAY LET

## Retail Premises

**15 -16 High Street, Kirriemuir, DD8 4EY**

### PROPOSAL

Our client is seeking offers over £60,000 for the heritable interest.

Alternatively our client would consider a lease.

### ENERGY PERFORMANCE RATING

The property has a current Energy Performance Rating of:

Awaiting Rating.

Further information and a recommendation report is available to seriously interested parties on request.

### GROUND LEASE

The property is currently occupied by means of a ground lease. (167 years unexpired).

The current rent is £1 per annum.

### VAT

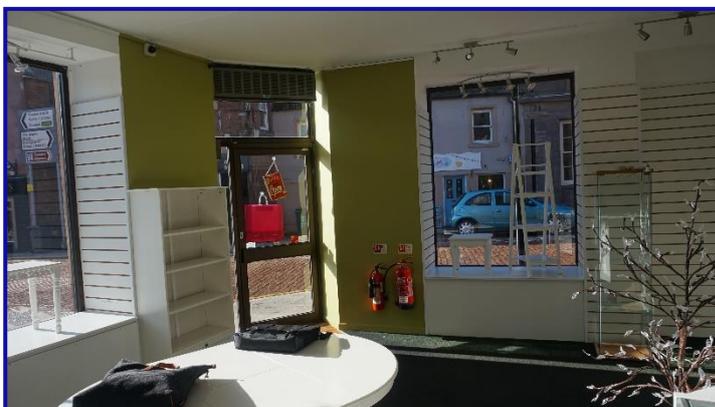
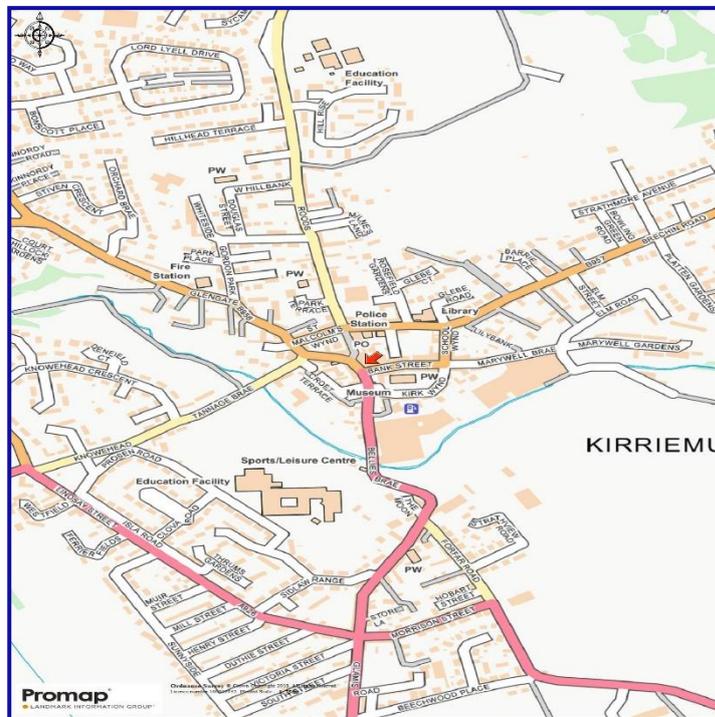
For the avoidance of doubt all prices quoted are exclusive of VAT.

### LEGAL COSTS

Both parties shall be responsible for their own legal costs with the ingoing tenant assuming responsibility for LBTT and registration dues.

### MONEY LAUNDERING

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.



### VIEWING

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

A 13 Albert Square, Dundee, DD1 1XA

T 01382 878005

F 01382 878008

E Scott Robertson – [s.robertson@shepherd.co.uk](mailto:s.robertson@shepherd.co.uk)  
Gavin Russell – [g.russell@shepherd.co.uk](mailto:g.russell@shepherd.co.uk)

Publication date: June 2018