



- 100% Rates Relief
- Facing High Street and Bank Street
- Double Frontage
- Office Accommodation
- Suitable for a Variety of Uses (subject to planning)
- Net Internal Area 95.3 sq.m (1,025 sq.ft)

VIEWING & FURTHER INFORMATION:

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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.

DESCRIPTION

The subjects occupy the ground floor of a prominent end terraced 3 storey former bank building of stone construction with a pitched and slate roof over.

Access to the subjects is by means of a main street door, leading to a common entrance. The accommodation is accessed from the common entrance.

The upper floors are in residential use.

ACCOMMODATION

		Sq.ft	Sq.m
Ground Floor Left	2 Offices	514	47.77
Ground Floor Right	Office, kitchen and W/C	511	47.53
Total		1,025	95.3

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).

FOR SALE

Office / Retail

45 High Street, Kirriemuir, DD8 4EG

SERVICES

The property is understood to connect to mains supplies of water and electricity and drain into the main sewer.

RATEABLE VALUE

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

RV - £6,300

The Unified Business Rate for the financial year 2019/2020 is 49 pence exclusive of water and sewerage.

The subjects qualify for relief under the Small Business Bonus Scheme. (100% relief is available to qualifying parties).

PROPOSAL

Our clients wish to sell the property.

Asking Price on application.

ENERGY PERFORMANCE RATING

EPC is available to interested parties.

VAT

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

LEGAL COSTS

Both parties shall be responsible for their own legal costs with the ingoing tenant responsible for any Land and Buildings Transaction Tax (LBTT) and Registration Dues etc.

VIEWING

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

A 13 Albert Square, Dundee, DD1 1XA

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