



- Net Internal Area : 107.96 sq.m. (1,162 sq.ft.)
- Double Frontage
- Retail Space with upper floor storage
- Suitable for a variety of uses (subject to local authority consent)
- Asking Rent: £6,500 per annum
- Offers Invited for Heritable Interest

#### VIEWING & FURTHER INFORMATION:

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#### LOCATION

Kirriemuir is a gateway community at the foot of the Angus Glens providing a range of services and facilities to the surrounding rural areas.

The town has a population of circa 6,000 (source: Angus Council) and is popular with tourists and famous as the birthplace of author JM Barrie and a statue of 'Peter Pan' creates a focal point within the town square.

The subject property is located on the west side of High Street adjacent to its junction with Bank Street within the heart of the town centre.

On street parking is available within the immediate vicinity with a number of local authority operated car parks positioned around the town centre providing parking for shoppers and visitors.

Surrounding properties are of a similar nature with commercial properties at ground floor level, with residential flats on the upper floors.

Occupiers in close proximity include a Co-op Supermarket and Visocchi's café along with a number of local retail and leisure operators.

#### DESCRIPTION

The subjects comprise a three-storey and attic terraced building fronting onto High Street and the village square.

Internally the subjects comprise compact retail space at ground floor level with staff and storage areas on the first and second floors.

#### RATEABLE VALUE

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

Net and Rateable value: £3,150.

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



The property qualifies for 100% small business rates relief. Please call for details.

#### ACCOMMODATION

Floor	Description	sq m	sq ft
Ground	Retail Area, Back shop, cupboard and stair to upper floors	34.18	368
First	Staff room and kitchen	36.89	397
Second	Storage and W.C./Shower	36.89	397
<b>Total</b>		<b>107.96</b>	<b>1,162</b>

The foregoing areas have been calculated on a Net Internal Area basis in accordance with RICS Property Measurement professional Statement (Second Edition, May 2018).

#### PROPOSAL

Our client is inviting rental offers in the region of £6,500 per annum for a negotiable term of years.

Offers to purchase are also invited for our clients heritable interest.

#### ENERGY PERFORMANCE CERTIFICATE

Awaiting assessment.

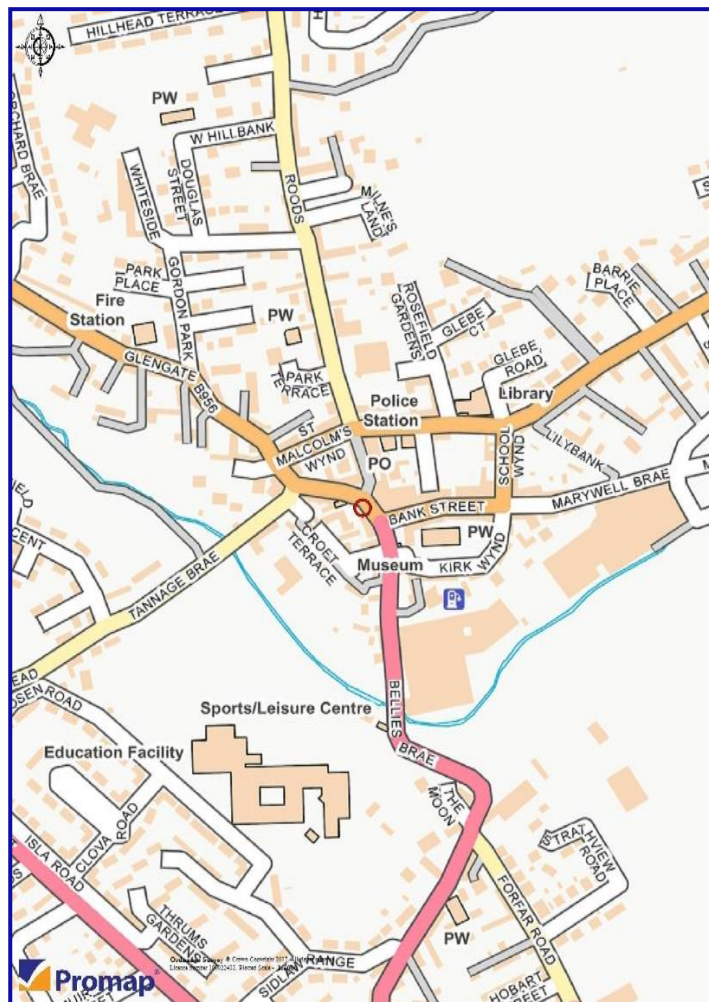
Further information is available to seriously interested parties on request.

#### VAT

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

#### 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.



#### LEGAL FEES

Each party shall be responsible for their own legal costs with the ingoing tenant assuming responsibility for any LBTT, registration dues and VAT thereon.

#### VIEWING

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

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