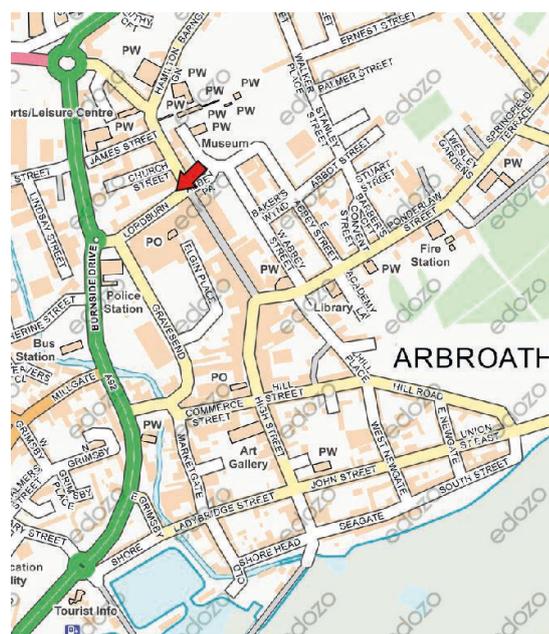




244 High Street/1-3 Lordburn, Arbroath, DD11 1JD

- Income producing
- Development potential
- Commercial and residential units
- May suit a variety of uses



LOCATION

Arbroath is the largest town in Angus, with a range of manufacturing, retail and service businesses. It is located on the east coast of Scotland 15 miles north east of Dundee and 48 miles south of Aberdeen. The town is easily accessible thanks to the upgrade of the A92 to dual carriageway and the positioning of its train station on the East Coast Rail Line.

More precisely, the subjects are situated on the corner of Lordburn and High Street. The surrounding area is mixed commercial and residential in nature. Neighbouring occupiers include Greggs, William Hill and the Abbeygate Shopping Centre.

On street car parking is available close by.

The approximate location of these subjects is shown by the OS Plan.

DESCRIPTION

1 Lordburn

The subjects comprise a spacious 3 bedroom maisonette on the 1st & 2nd floors. The accommodation includes an enclosed courtyard garden to the rear.

3 Lordburn

The subjects comprise an open plan ground floor retail unit which was previously occupied as a beauty salon. The accommodation includes retail area, kitchen, WC and store.

244 High Street

The subjects comprise a ground floor retail unit which is currently occupied as a hairdresser. The property has an attractive glazed frontage and is situated on a prominent corner within the town centre.

ACCOMMODATION

Measured in accordance with the RICS Property Measurement 2nd Edition.

Unit	Description	SQ.M.	Tenancy Agreements	Rateable Value/Council Tax Banding
1 Lordburn	3 bed flat	97.34	£485 pcm	D
3 Lordburn	Retail	56.86	Vacant	£5,100
244 High Street	Retail	37.99	£500 pcm	£4,900

PLANNING

Planning permission was granted in October 2007 under reference 07/01364/FUL for the demolition of existing building and erection of six flats. Further information in this regard from the Angus Council Planning Department.

PRICE

The subjects are available FOR SALE with a guide price of £229,950. Please contact the sole selling agents for all further information.

SALE TERMS

Offers are invited for our clients freehold interest. Further information from the sole selling agents.

EPC

Available upon request.

VAT

For the avoidance of doubt all figures quoted are exclusive of VAT unless otherwise stated and any prospective purchaser should satisfy themselves independently as to the incidence of VAT involved in this transaction.

FURTHER INFORMATION AND VIEWING

Further information and viewing arrangements are available by contacting the Sole Selling Agents, Messrs Graham + Sibbald.



To arrange a viewing please contact:



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ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
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6. Date of Publication: August 2020