



AVAILABLE TO LET

246-254 High Street Arbroath DD11 1HZ

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Retail for rent, 34,048 sq ft, P.O.A

For more information visit <https://realla.co/m/34835-246-254-high-street-arbroath-dd11-1hz-246-254-high-street>

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The subjects comprise a substantial property that effectively comprises 3 interlinked buildings all of which front the High Street, with a former warehouse building to the rear which has been linked to the retail accommodation and provides ancillary storage space. On the upper floors there is a mixture of retail and office space.

The buildings are a mixture of two and three storey and are of stone construction all under pitched and slate roofs. There is also private parking available, accessed from Lordburn. On-street, un-metered parking is available immediately in front of the subjects.

The subjects benefit from a substantial glazed frontage, with pedestrian access taken from a central entrance. The property is currently utilised as a furniture showroom on ground and first floors, with office accommodation above. There is also a customer lift in place.

The subjects would suit a number of different uses subject to the appropriate planning consents.

Highlights

- SUBSTANTIAL PROPERTY IN HEART OF TOWN CENTRE
- COMPRISES THREE INTERLINKED BUILDINGS
- ACCOMMODATION EXTENDS OVER GROUND, FIRST AND SECOND FLOORS
- APPROXIMATELY 3163.27 SQ. M. / 34,048 SQ. FT.
- OFFERS INVITED

Property details

Rent	P.O.A
Rateable value	£56,000
Building type	Retail
Available from	21/11/2014
Size	34,048 sq ft
EPC category	F

More information

Visit microsite



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Contact us

Graham + Sibbald

www.g-s.co.uk

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Viewing is through the Sole Letting Agents,
Messrs. Graham + Sibbald.