

# TO LET OFFICE/BUSINESS SPACE AT ARBROATH HARBOUR

## FISHMARKET QUAY, ARBROATH, DD11 1PD



- FLEXIBLE FORMER STORE WITH PLANNING CONSENT FOR OFFICE/BUSINESS USE
- 44.73 SQ.M (481 SQ.FT)
- OFFERS INVITED
- SECURITY SHUTTERS ON DOOR AND WINDOWS
- MODERN UNIT WITH MAINS POWER, INTRUDER/FIRE ALARMS AND NETWORK CABLING

### VIEWING & FURTHER INFORMATION

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### LOCATION

Arbroath is one of the principal towns within the local authority region of Angus with a resident population of around 24,000 persons (source Angus Council) and is located approximately 31 Kilometres (19 miles) north east of Dundee and 84 Kilometres (52 miles) south of Aberdeen.

The subjects are located within Arbroath Harbour, south of the Town Centre and comprising Marina, Restaurant and Visitors Centre. The unit is to the southwest of the Harbour in close proximity to the RNLI Lifeboat station.

### DESCRIPTION

The subjects comprise a modern standalone portakabin office.

The unit benefits from ramp access with the main door protected by an electric steel roller shutter. All windows have manually operated security shutters.

Internally the unit benefits from mains power, intruder alarm, fire alarm and network cabling. Lighting is of fluorescent strip design and heating is provided via wall mounted electric heaters.

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### ACCOMMODATION

By our calculations the subjects extend to around 44.73 Sq.M (481 Sq.Ft) or thereby.

The foregoing area has been calculated on a gross internal area basis in accordance with the RICS Code of Measuring Practice (Sixth Edition).

### RATEABLE VALUE

The subjects will require to be assessed for rating purposes.

### PROPOSAL

Our clients wish to lease the property for a negotiable term on a wind and watertight basis.

Rental offers are invited.

### LEGAL COSTS

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

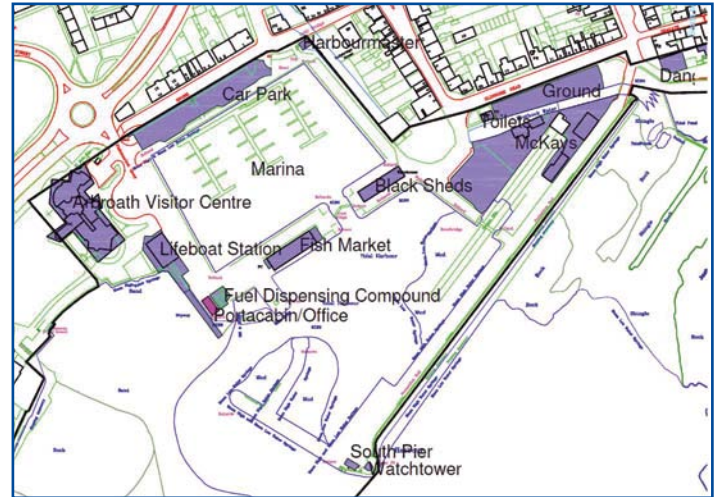
### VAT

Prices are quoted exclusive of VAT (if applicable).

### VIEWING

Strictly by appointment with the sole letting agents:

J & E Shepherd  
Chartered Surveyors  
13 Albert Square  
Dundee  
DD1 1XA



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