



- **100% Rates Relief**
- **Cellular Office Accommodation**
- **Easy Access to Trunk Road Links**
- **Office Accommodation**
- **Offers in excess of £5,000 pa**

VIEWING & FURTHER INFORMATION:

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LOCATION

The subjects are located within Arbroath, one of the principal towns within the local authority region of Angus.

The town has a resident population of some 24,000 persons and is located 31 kilometres (19 miles) north east of Dundee and 84 kilometres (52 miles) south of Aberdeen.

Arbroath is situated on the main east coast railway line and benefits from good access to Dundee via the A92.

The subjects are located overlooking Seaton Park within a predominantly local authority housing estate a short distance north of Arbroath town centre.

DESCRIPTION

The subjects comprise a mid terraced ground floor retail/office unit forming part of a retail parade.

The main walls are of brick construction whilst the roof over is pitched and tiled.

Internally the subjects were previously utilised as an office.

PROPOSAL

Our clients are seeking offers on a Full Repairing and Insuring basis for a negotiable term of years.

Offers in excess of £5,000 per annum are invited for the lease of the premise.

RATEABLE VALUE

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

Net and Rateable Value: £3,000.

The Unified Business Rate for the financial year 2017/2018 is 46.6 pence exclusive of water and sewerage.

The property may qualify for relief under the small business bonus scheme. (up to 100% reduction on properties with a rateable value of under £15,000).

TO LET

Office / Retail

8 Mayfield Terrace, Arbroath, DD11 5DJ

AREA

We calculate that the subjects extend to 37.7 sqm (406 sqft) on a gross 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)

SERVICES

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

ENERGY PERFORMANCE CERTIFICATE



The report will be available to seriously interested parties on request.

LEGAL COSTS

Both parties shall be responsible for their own legal costs with the purchaser responsible for any Land and Building Taxes (LBTT) and registration dues etc.

VAT

All prices exclude VAT which will be charged at the current rate.

PLANNING

It is understood that the property currently benefits from Class 2 (Financial, professional and other services).

Other uses may be suitable subject to planning.

VIEWING

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

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