FOR SALE
CLASS 1A

GRAHAM SIBBALD

18 Commerce Street
Arbroath, DD11 1NB

- Ground Floor Commercial Unit
- Extends to 26.95 sq.m. / 290 sq.ft.
- May Qualify for 100% Rates Relief
- May Suit a Variety of Uses — subject to consents
- Offers Over £20,000 invited

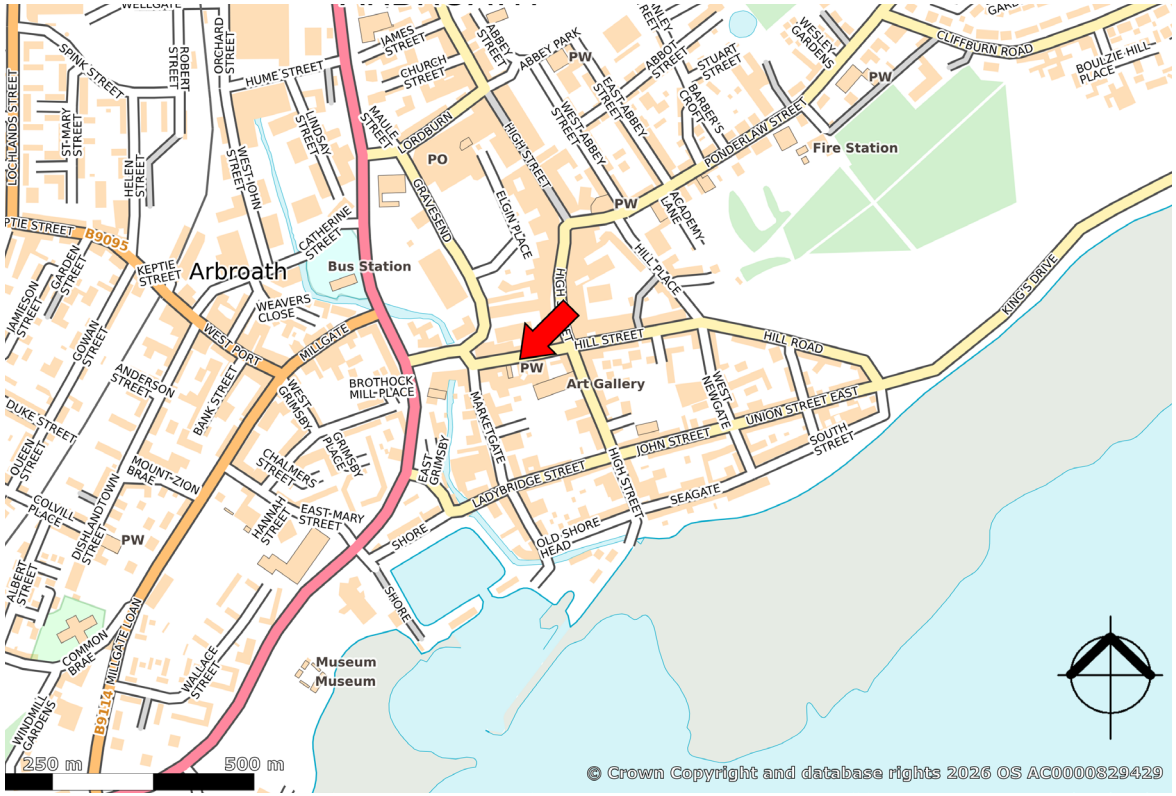
LOCATION

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 located on the south side of Commerce Street between the junctions of Marketgate and High Street.

Neighbouring occupiers include TSB Bank, Thorntons Solicitors and a variety of local type adjacent commercial units. Unmetered short stay on street parking is available close by.

The approximate location is shown by the OS Plan.



DESCRIPTION

The subjects comprise a ground floor commercial unit contained within a traditional two storey mid terraced tenement and held under a pitched roof.

Access is gained directly from Commerce Street via a double leaf timber pedestrian door and recessed timber framed glazed door.

Internally, the subjects provide a retail space at the front with storage and WC towards the rear. The subjects benefit from a timber framed display frontage.

The subjects may suit a variety of uses subject to consents.

ACCOMMODATION

We have measured the property in accordance with the RICS Property Measurement (2nd Edition), which incorporates the RICS Code of Measuring Practice (6th Edition), to arrive at the following Net Internal Floor Areas:

Description	Size (SQ.M)	Size (SQ.FT)
Retail	26.95	290

RATEABLE VALUE

The subjects have a Net and Rateable Value of £3,250.

The unified business rate for the year 2026/2027 is 48.1p exclusive of water and sewerage rates.

Occupiers may qualify for 100% rates relief however should satisfy themselves on this matter.

LEGAL COSTS + VAT

For the avoidance of doubt, all figures are quoted exclusive of VAT unless otherwise stated.

EPC

Available on request.

PRICE

The subjects are available For Sale with offers over £20,000 invited for the heritable interest. Further information is available from the Sole Selling Agents.

VIEWING

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

To arrange a viewing please contact:

GRANT ROBERTSON
Senior Director
grant.robertson@g-s.co.uk
07900 265 516

CHARLES CLARK
Property Agent
charles.clark@g-s.co.uk
07423 693 461

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.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: September 2026

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.