

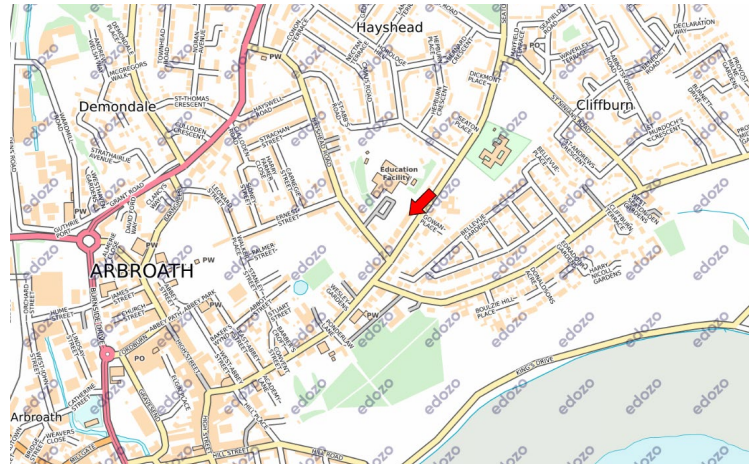
FOR SALE

COMMERCIAL / DEVELOPMENT OPPORTUNITY



Gowanlea
Seaton Road, Arbroath, DD11 5DX

- Ground + First Floor Office Building
- May Suit a Variety of Uses
- Development Opportunity - subject to consents
- Extends to 1,135.39 sq.m. / 12,221 sq.ft.
- Site extends to 0.75 acres



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 west side of Seaton Road approximately half a mile north east from the town centre. The subjects sit opposite the junction with Gowan Place and between the junctions of Hayshead Road and Horologe Hill. Surrounding occupiers are residential in nature.

The approximate location is shown by the OS Plan.

DESCRIPTION

The subjects comprise a traditional standalone ground and first floor office building under a multi-pitched roof.

Internally, accommodation throughout is cellular in nature. The property sits within a site extending to 0.75 acres with parking to the rear and front of the property.

The property may suit future redevelopment subject to obtaining the required planning consents.

ACCOMMODATION

We have measured the property in accordance with the RICS Property Measurement (2nd Edition) to arrive at the following Gross Internal Floor Areas:

Description	Size (SQ.M)	Size (SQ.FT)
Ground	541.90	5,833
First	593.49	6,388
Total	1135.39	12,221

RATEABLE VALUE

The subjects have a Net and Rateable Value of £36,500.

The unified business rate for the year 2025/2026 is 49.8p exclusive of water and sewerage rates.

LEGAL COSTS + VAT

For the avoidance of doubt, all figures are quoted exclusive of VAT unless otherwise stated. However, interested parties are advised to satisfy themselves in this regard.

EPC

Available on request.

PRICE

The subjects are available For Sale with offers of £225,000 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
Director
01382 200064
Grant.Robertson@g-s.co.uk



Charles Clark
Graduate Surveyor
01382 200064
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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.
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.
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5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: May 2025