



20 Glengate
Kirriemuir
DD8 4HD

- Town Centre Location
- Ground Floor + Basement/External store
- Extends to 202.51 sq.m. / 2,180 sq.ft.
- Attractive Display Frontage
- All enquiries invited
- May qualify for 100% Rates Relief



LOCATION

Kirriemuir, which has an approximate population of 7,000 is located within the heart of Angus, approximately 18 miles north of Dundee and 6 miles west of Forfar off the A90 Edinburgh/Aberdeen dual carriageway.

The subjects are situated on Glengate and the nearby occupiers are a mix of local and national operators.

The approximate location is shown by the OS Plan.

DESCRIPTION

The subjects comprise the ground and basement floor mid-terraced unit contained within a traditionally constructed two storey plus basement and attic stone and slate terrace. There is an additional detached warehouse to the rear. The property also benefits from parking for 3 cars at the rear in an enclosed yard area.

Internally, the property offers open plan space on the ground floor and benefits from a wide glazed frontage and large storage space to the rear and in the basement.

The subjects may suit a variety of commercial uses.



ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, 6th Edition, we calculate the net internal floor area of the subjects as follow;

| Floor | Size (SQ.M) | Size (SQ.FT) |
|--------------|---------------|--------------|
| Ground | 136.21 | 1,466 |
| Basement | 29.11 | 313 |
| Store | 37.19 | 400 |
| Total | 202.51 | 2,180 |

RATEABLE VALUE

The subjects are entered in the Valuation Roll with a Net and Rateable Value of £6,800.

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

Occupiers may qualify for 100% rates relief.

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 To Let on commercial terms.

Alternatively, the subjects are available For Sale with offers invited for the Heritable Title

Further information is available from the Sole Selling Agents.

VIEWING

Viewing is through the Sole Agents, Graham + Sibbald.

To arrange a viewing please contact:



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