

# TO LET

## RETAIL/CRAFT

**Area:** 51.33 sqm (552.5 sq ft)

**Rent:** £5,950

**Rateable Value:** £3,450

**EPC Rating:** E

Unit 4&5  
Cumberland Close  
Kirriemuir  
Angus  
DD8 4EF

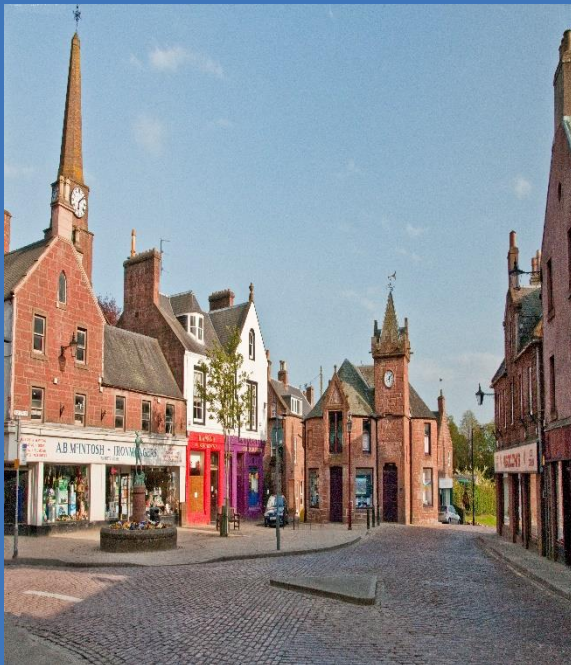
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## LOCATION

Kirriemuir is a small market town in Angus with around 6,000 residents, providing a range of facilities and services to the wider rural upland area. It is 17 miles north of Dundee and 53 miles south of Aberdeen and benefits from being only 10 minutes from the A90 giving access to the trunk road network. Kirriemuir sits at the foot of the Angus Glens, and is a popular Centre for leisure and tourism activities.

Cumberland Close is a small development of retail/craft workshop style units arranged in a courtyard setting within the Conservation area adjacent to the main street in the town Centre.



## DESCRIPTION

Unit 4&5 Cumberland Close forms part of a row of single storey traditional stone-built properties.

Internally there are two separate workspaces both benefiting from good natural daylight, wall mounted heaters and WC facilities.

In accordance with the RICS Code of Measuring Practice (6th Edition), the Gross Internal Area is calculated to be: 56.35sq m (607 sq ft)

## LEASE TERMS

Unit 4&5 Cumberland Close is offered for a minimum term of 6 years on a wind and watertight basis.

## ENTRY

Entry is available subject to conclusion of Legal Missives.

## RATING

The property has been assessed for rating purposes and entered in the Valuation Roll for the current year at £3,450.

The uniform business rate for commercial premises is currently 0.49 pence in the pound for the Financial Year 2025/2026. Qualifying occupiers may benefit from rates relief under the Small Business Bonus Scheme.

Estimate your rates bill using The Scottish Government's [Business Rates Calculator](#)

## ENERGY PERFORMANCE CERTIFICATE

### RATING:

The property has a current EPC rating of E.

### LEGAL COSTS

The ingoing tenants will be responsible for the reasonably incurred legal costs and registration dues. Approximately £286.65 fee, £80 plan and £44 registration fee.

### VAT

Any prices quoted are exclusive of VAT (if applicable).



Angus Council for themselves give notice that : (i) The particulars and plan are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details, are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and are advised to do so ; (iii) no person in the employment of Angus Council has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices, rents and premiums are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.