Angus Council
Comhairle Aonghais

TO LET

INDUSTRIAL

Area: 110.87 sq m (1193 sq ft)

Rent: £8,250pa

Rateable Value: £5,700

EPC Rating: E

Unit 14d

Panmure Industrial Estate

Carnoustie

DD7 7NP

For viewing and further information contact
Val Davidson, Investment Assistant
T: 01307 491905 E: invest@angus.gov.uk





LOCATION

Carnoustie with a population of approximately 11,000 is located 12 miles from Dundee and 7 miles from Arbroath in a coastal location on the River Tay. The attractive town with an international links golf reputation owed to the Championship Golf course is readily accessible from the A92 – dualled between Dundee and Arbroath, and is served by the east coast railway line.

The property is situated in a small industrial site approximately 1 mile from the town centre.



DESCRIPTION

Unit 14D is situated centrally within a terrace of five industrial units. The property benefits from a roller shutter door, parking spaces to the front, an enclosed yard to the rear, small kitchen and WC facilities.

In accordance with the RICS Code of Measuring Practice (6th Edition), the Gross Internal Area (GIA) has been calculated as 110.87 sq m (1,193 sq ft).

LEASE TERMS

Unit 14D 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 £5,700pa.

The uniform business rate for commercial premises is currently 0.48 pence in the pound for the Financial Year 2026/2027. 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 £401.25, £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.

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