Angus Council
Comhairle Aonghais

TO LET

OFFICE

Area: 147 sqm 1582 sq ft

Rent: £13,000pa

Rateable Value: £12,000

EPC Rating: F

Unit 3&4

Harbour Centre

Fishmarket Quay

Arbroath

DD11 1PS

For viewing and further information contact
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LOCATION

Arbroath is the largest town in Angus and is situated on the north-east coast of Scotland, approximately 15 miles north-east of Dundee and 50 miles south of Aberdeen.

The town has a resident population of around 23,500 and benefits from excellent transport links. It is located adjacent to the A92, which connects Arbroath with Montrose to the north and provides a dual carriageway link to Dundee to the south. The town is also served by the East Coast Main Line and benefits from both a commercial harbour and a leisure marina.

Arbroath Harbour Centre is located approximately half a mile west of the town centre, adjacent to the marina. The purpose-built development comprises a mix of retail, restaurant, and office accommodation. The subjects are accessed directly from Burnside Drive, with parking available adjacent to the centre.



DESCRIPTION

Units 3 & 4 are situated on the ground floor and benefit from natural daylight, underfloor heating, and views over the marina. The accommodation may be suitable for a variety of uses, subject to the necessary planning consents.

In accordance with the RICS Code of Measuring Practice (6th Edition), the Gross Internal Area (GIA) has been calculated as 147 sq m (1,582 sq ft).

Services:

Monthly service charge is applicable.

LEASE TERMS

Unit 3&4 is offered for a minimum 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

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 F.

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 quoted prices are exclusive of VAT.



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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