



**FOR SALE**

**RETAIL PREMISES**

**PROMINENT TOWN CENTRE LOCATION**

**ON STREET PARKING**

**100% RATES RELIEF AVAILABLE TO QUALIFYING APPLICANTS**

**NIA: 32.6 SQ M (351 SQ FT)**

**ASKING PRICE OFFERS OVER £35,000**



**WHAT 3 WORDS**

**16 A BANK STREET, KIRRIEMUIR, DD8 4BG**

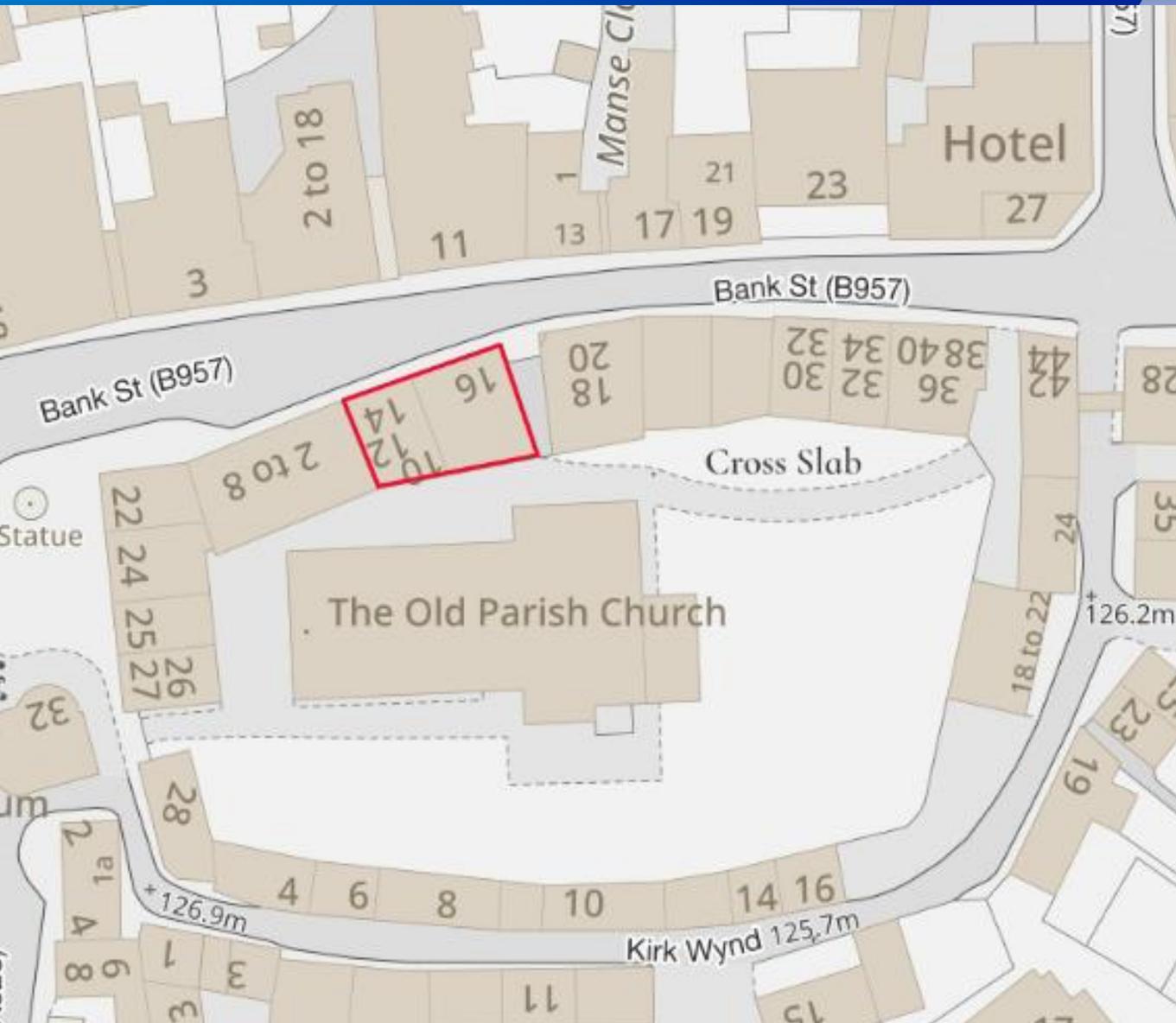
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# Location

16 A BANK STREET, KIRRIEMUIR, DD8 4BG



Kirriemuir is a gateway community at the foot of the Angus glens providing a range of services and facilities to the surrounding rural area.

The town has a population of circa 6,000 (Source: Angus Council).

The subject property is located on Bank Street within the heart of the town centre.

On-street parking is available within the immediate vicinity.

Surrounding properties are of a similar nature with commercial occupiers at ground floor and residential upon the upper floors.

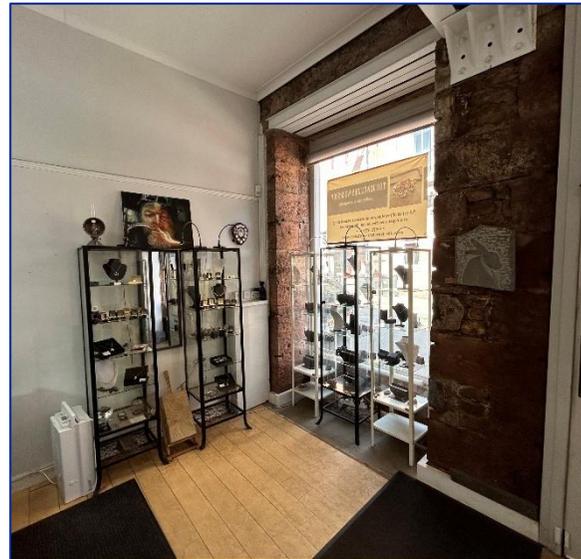


FIND ON GOOGLE MAPS



# Description

16 A BANK STREET, KIRRIEMUIR, DD8 4BG



The subjects comprise a retail property on Bank Street within the centre of Kirriemuir between the junctions with High Street and School Wynd.

The property forms a traditional retail unit contained within a two-storey property of stone construction with a pitched roof overlaid in slate and part flat roof.

Access to the main retail unit, known as 16 A Bank Street, is via a recessed single entrance door.

Internally the subjects comprise a traditional retail unit over ground floor with a workshop and kitchen area and single W.C. to the rear.

	m <sup>2</sup>	ft <sup>2</sup>
<b>Ground Floor – Entrance, Retail Area, Workshop, Kitchen and WC</b>	32.6	35.1

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



## CURRENT USE/ALTERNATIVE USES

The property is currently utilised as a retail unit contained within class 1A of the town and country (Use Classes) (Scotland) Order 1997.

Given the nature of the location and the surrounding uses, the subjects may be suitable for alternative class 2 (professional) or class 3 (café) use, however the upper floors are currently a church which will likely mean a café/takeaway use may be difficult to obtain.

## EPC

Available on request.

## PRICE

Offers over £35,000 are invited for the client's heritable interest.

## RATEABLE VALUE

The premises have been assessed for rating purposes and are entered in the valuation roll for the current year at:

Rateable Value: £ 2,250

The unified business rate for the financial year 2024/2025 is 49.8 pence exclusive of water and sewerage.

The property may qualify for the Small Business Bonus Scheme providing rates free for qualifying businesses. Parties should make their own enquiries in this regard. Further information can be found at: [small business bonus scheme - mygov.Scot](https://www.gov.uk/small-business-bonus-scheme)

## VAT

VAT is payable on the purchase price.

## LEGAL COSTS

Each party will be responsible for their own legal costs with the ingoing tenant responsible for LBTT and registration dues thereon.

## Get in Touch

For further information or viewing arrangements please contact the sole agents:



**Scott Robertson**

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**Shepherd Chartered Surveyors**  
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## ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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