FOR SALE

OFFICE / RETAIL PREMISES

PROMINENT HIGH STREET LOCATION

RECENTLY REFURBISHED

ON STREET PARKING

NIA: 94.34 SQ.M (1,016 SQ. FT)

100% RATES RELIEF AVAILABLE

OFFERS AROUND £50,000 INVITED

VIDEO TOUR

WHAT 3 WORDS

40 HIGH STREET, BRECHIN, DD9 6EY

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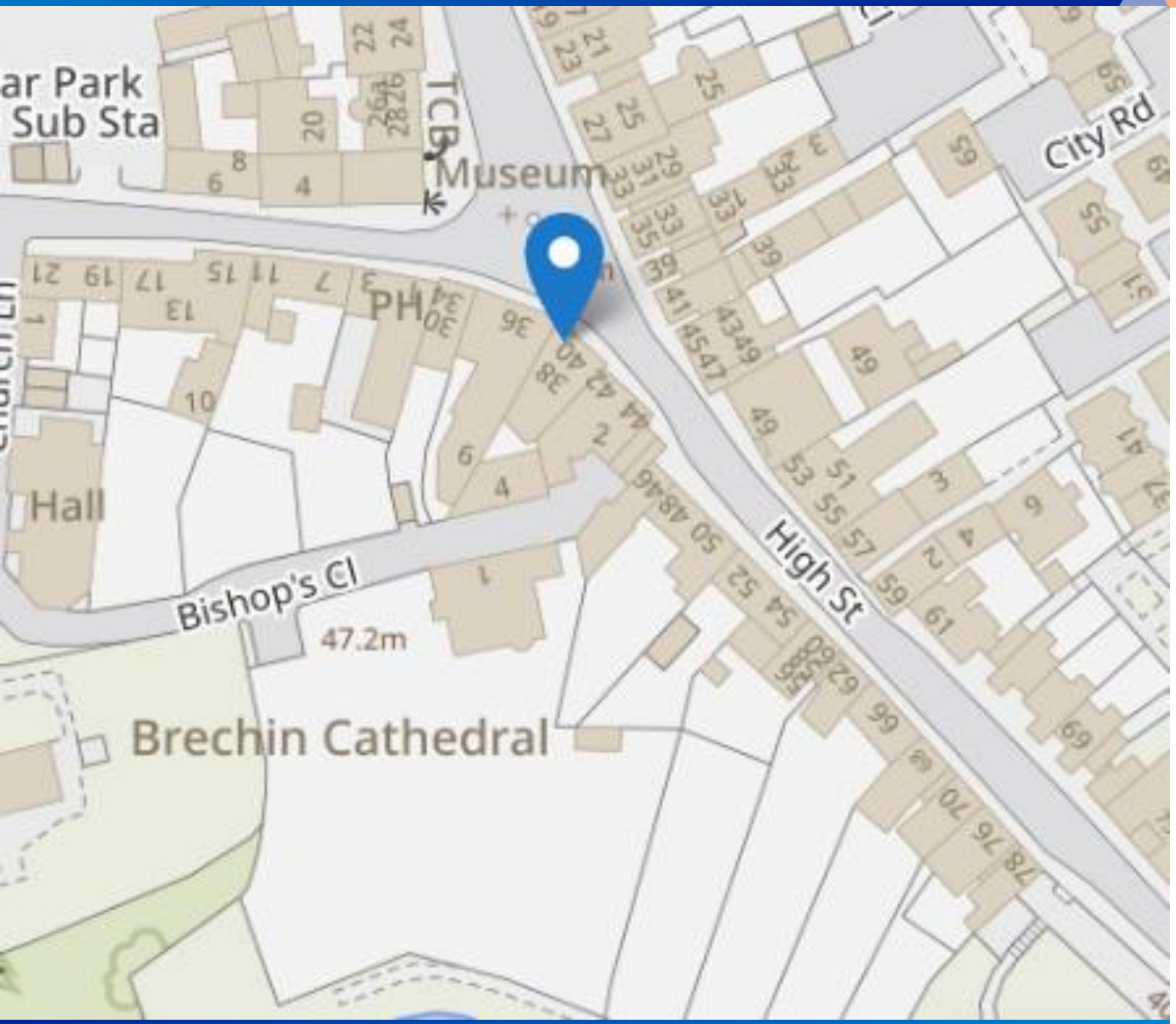
SHEPHERD COMMERCIAL

Location & Description

40 HIGH STREET, BRECHIN, DD9 6EY



FIND ON GOOGLE MAPS

LOCATION

The Cathedral City of Brechin functions as an employment, commercial and service centre for North Angus and has a resident population of approximately 7,000 persons (Source: Angus Council).

The town is situated some 44 kilometres (26 miles) north-east of Dundee and 64 kilometres (40 miles) south-west of Aberdeen and benefits from its close proximity to the A90 trunk road linking Aberdeen to Dundee and beyond.

The subject property benefits from a central location at the northern extent of Brechin High Street.

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

Description

DESCRIPTION

The subjects comprise the ground level floor of a two-story traditional stone-built tenement.

Internally, the subject has recently been refurbished and offers a modern open plan office/retail area comprising a staff kitchen and a private office. To the rear of the property there is storage space and toilet facilities.

The property benefits from a large double frontage onto the High Street.

On-street parking is available to the front of the premises, along with several public car parks in the surrounding area.

ACCOMMODATION

	m^2	ft^2
Ground Floor	94.34	1,016
Total	**94.34**	**1,016**

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).

The Detail

PRICE

Offers around £50,000 are invited for our client's heritable interest.

RATEABLE VALUE

The subjects have been accessed for rating purposes and have been entered in the valuation roll at:

Rateable Value: £5,100

The Unified Business Rate for 2026/2027 is 48.1p exclusive of water and sewerage.

ENERGY PERFORMANCE CERTIFICATE

Available upon request.

VAT

Prices are quoted exclusive of VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs in connection with this transaction.

Get in Touch

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

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Shepherd Chartered Surveyors
13 Albert Square, Dundee, DD1 1XA
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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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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline 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 in good faith and are believed to be correct at the date of first issue but 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; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals 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. PUBLICATION DATE INSERT DATE

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