INVESTMENT FOR SALE

TSA Property Consultants



H. Samuel, 194 High Street, Arbroath, DD11 1HW

o/o £170,000

- Prime Town Centre Location
- Well Presented Retail Unit
- Held on F.R.I Lease to H. Samuel
- Tenant in Situ Since 1988
- Passing £17,000p.a.
- Lease Extended to January 2032
- Price: o/o £170,000

LOCATION

Arbroath is a historic coastal town and former royal burgh on the North Sea coast in Angus, Scotland. It is the largest town in the Angus council area and lies approximately 16–17 miles (26–27 km) north-east of Dundee and 45 miles (72 km) south-west of Aberdeen. The town has a 2022 Census population of 23,481. It serves as the main retail and service centre for its own residents and a wider local catchment that includes surrounding rural villages and communities in coastal and inland Angus, such as Friockheim, Letham and Inverkeilor, while also attracting visitors drawn to Arbroath Abbey, the harbour and the local speciality of Arbroath Smokies.

Transport connections are good by both road and rail. The A92 coastal route provides dual-carriageway access south towards Dundee (and onward via the Tay Road Bridge into Fife), with single-carriageway links continuing north towards Montrose and Aberdeen; the A933 connects inland towards Brechin. Arbroath railway station lies on the Edinburgh–Aberdeen line and offers frequent ScotRail services to Dundee, Aberdeen, Edinburgh and Glasgow. Local bus services supplement the rail and road network, while the town's harbour supports fishing and related activity.

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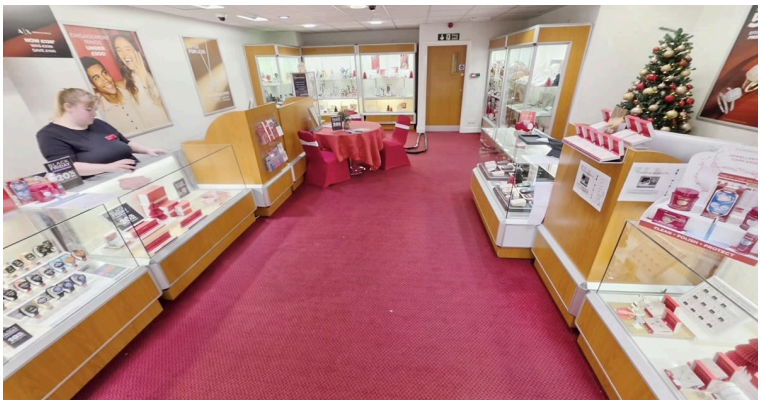



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PROPERTY

The property comprises a substantial 2 storey commercial property with return frontage onto Applegate. The property offers substantial glazed frontage with open plan retailing space internally. There are partitioned rooms to the rear with staff facilities, stores and w.c. at first floor.

AREA

Ground: 80.42sqm (866sq ft)
1st: 73.49sqm (791sq ft)
Total: 153.91sqm (1,657sq ft)

LEASE SUMMARY

The property is held on a full repairing and insuring head lease to Signet Trading Ltd t/a H. Samuel extended to January 2032 at a passing rent of £17,000p.a.

Signet Trading Limited (company number 03768979), trading as H. Samuel (and sister brand Ernest Jones), is the UK operating subsidiary of Signet Jewelers Limited. Signet Jewelers is the world's largest specialist diamond jewellery retailer, domiciled in Bermuda, listed on the New York Stock Exchange, and headquartered in the United States.

In its latest accounts (year to 1 February 2025), Signet Trading Limited reported turnover of £293 million and employed 1,761 people. It operates approximately 167 H. Samuel stores and 81 Ernest Jones stores across the UK (around 248 locations in total as of late 2025). The company focuses on affordable jewellery, watches and related products through both high-street stores and digital channels, supported by the scale and resources of its global parent, which generates roughly $6.7–6.8 billion in annual sales and operates more than 2,500 stores worldwide.

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SALE

Our client would dispose of their freehold interest for offers over £170,000.

V.A.T.

Figures quoted exclusive of V.A.T.

ENERGY PERFORMANCE

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

LEGAL COSTS

Each party will be responsible for paying their own legal costs incurred in this transaction.

VIEWING

No direct approaches to the business are to be made.

Whilst it is a good idea to visit a property investment that is being marketed for sale as a customer before making a formal viewing, it is vitally important that such visits are carried out confidentially and that no approach is made to the staff, operators or customers of the business.

Many investments are being marketed confidentially and the staff and locals may not know that the property is on the market, therefore a casual approach can adversely affect the business.

FURTHER INFORMATION

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Anti Money Laundering

TSA Property Consultants are regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on interested parties.

Property Misdescription Act 1991:

The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outwith our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.







