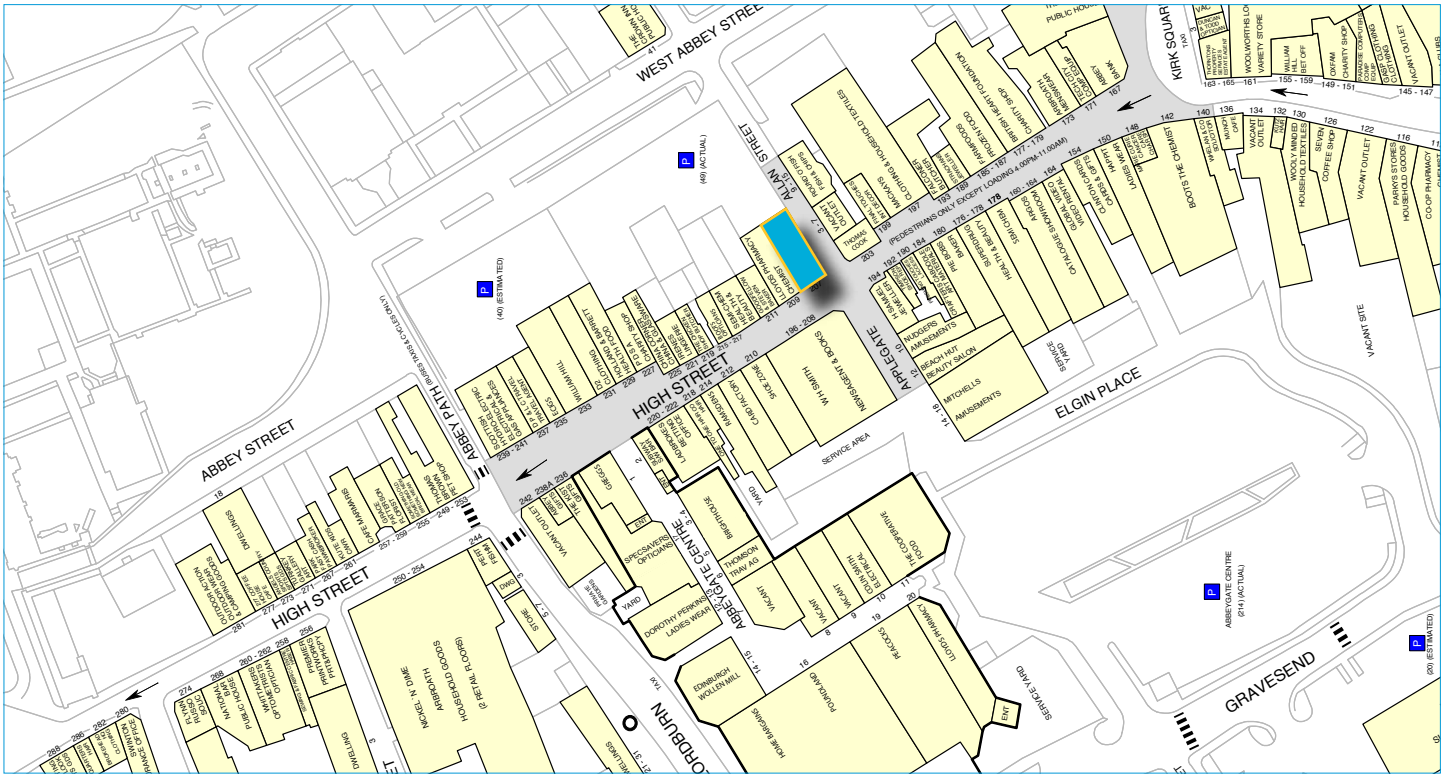


ON THE INSTRUCTIONS OF  
**LADBROKES CORAL**  
GROUP

**RETAIL UNIT  
LEASE AVAILABLE / TO LET**



**207 HIGH STREET  
ARBROATH  
DD11 1DZ**



## LOCATION

Arbroath is located on the east coast of Scotland approximately 18 miles north east of Dundee and some 48 miles south of Aberdeen, on the A92 coastal trunk route. It is the principal town within the Angus Council area having a resident population of circa. 25,000 and over 75,000 people living within a 12 mile radius.

The subjects occupy a prominent position on the east side of the main pedestrianised section of the High Street at it's junction with Allan Street. Surrounding occupiers include WH Smith, Mackays, Ladbrokes, H Samuel, Superdrug, Argos, Greggs plus the Abbeygate Shopping Centre with Home Bargains, Poundland, Peacocks etc.

## DESCRIPTION/ACCOMMODATION

The subjects comprise a ground floor retail unit forming part of a two storey end terraced building of traditional stone construction under a pitched slated roof. The premises provide the following approximate areas:-

<b>GROSS FRONTAGE</b>	<b>7.47 M</b>	<b>24' 6"</b>
<b>INTERNAL WIDTH</b>	<b>6.90 M</b>	<b>22' 7"</b>
<b>BUILT DEPTH</b>	<b>15.12 M</b>	<b>49' 7"</b>
<b>GROUND FLOOR</b>	<b>99.20 SQM</b>	<b>1,068 SQFT</b>

## LEASE TERMS

The subjects are held on a full repairing & insuring lease expiring 26th August 2030, with 5 yearly rent reviews. There are tenant break options at 27th August 2020 & 2025.

Our clients will consider either an assignation of their existing lease or a sub-lease for a term to be agreed.

## RENT

The passing rental is £19,000pa, exclusive of VAT.

Incentives may be available, subject to status.

## RATES

We understand the subjects are currently entered in the Valuation Roll as follows:-

Rateable Value - £17,400 [01/04/17]

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating - tbc [Copy available on request].

## USE

The premises benefit from Class 1 & 2 planning consent.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction, with the ingoing tenant responsible for any LBTT, Registration Dues and VAT applicable.

## ENQUIRIES

Viewing & further information can be obtained by contacting the sole agent:-



**Contact: Jack Campbell**

**e: jack@jhcampbell.net**

**m: 07801 852225**

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## MISREPRESENTATION CLAUSE

JH Campbell give notice to anyone who may read these particulars as follows:-

1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
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