

## TO LET – RETAIL UNIT

160 High Street,  
Arbroath, DD11 1HW



- PROMINENT UNIT WITHIN TOWN'S HIGH STREET
- WELL CONFIGURED SPACE OVER GROUND FLOOR ONLY
- ATTRACTIVE TERMS AVAILABLE, SUBJECT TO COVENANT

### LOCATION

Arbroath is the largest town in Angus, situated 16 miles north east of Dundee and 48 miles south of Aberdeen.

It is a bustling tourist town, particularly in the summer, and has a resident population of approximately 25,000 people.

Nearby occupiers include **Superdrug**, **Semi-Chem**, **Argos** and **H Samuel**.

### USE

Class 1A (Retail). Other uses available subject to planning.

### DESCRIPTION

The premises comprise a ground floor only unit extending to the following net internal areas:-

### ACCOMMODATION

Ground Floor	104.33 sq m	1,123 sq ft
<b>Total</b>	<b>104.33 sq m</b>	<b>1,123 sq ft</b>

### TERMS

The subjects are available by way of a new full repairing and insuring lease of negotiable length, subject to vacant possession.

### RENT

Rental offers in excess of **£7,500 per annum** are invited.

### RATES

The Rateable Value of the Unit is:-

Rateable Value	£8,500
Commercial Rate Poundage	£0.498
(exclusive of water and sewerage rates)	

### EPC

A copy of the EPC will be made available as required.

### LEGAL COSTS

Each party shall be responsible for their own legal costs incurred with this transaction, with the ingoing tenant being responsible for LBTT, tax, registration dues and VAT incurred thereon.

### VAT

All figures are quoted exclusive of VAT.

### VIEWING

Strictly by appointment via the sole agent:-

### Reith Lambert

**Richard Ford**  
07834 791 163  
richard@reithlambert.co.uk

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Not to scale.  
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