



**FALCONER**  
PROPERTY CONSULTANTS

# FOR SALE

8 Grant Road, Arbroath,  
DD11 1JN

## MULTI-LET OFFICE INVESTMENT

- 13,000 FT<sup>2</sup> OVER TWO FLOORS
- OFFERS INVITED
- GROUND FLOOR IS FULLY LET
- PRIVATE PARKING
- LINKS TO MAIN ARTERIAL ROUTES



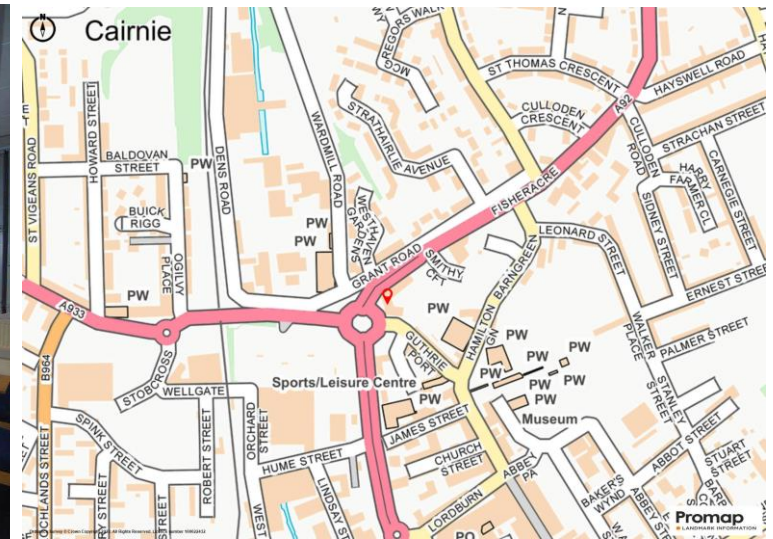
## LOCATION

Arbroath is a former royal burgh and the largest town in the council area of Angus in Scotland and has a population of 23,902. It lies on the North Sea coast, around 16 miles Northeast of Dundee and 45 miles Southwest of Aberdeen.

The A92 road connects Arbroath to Dundee and Fife to the southwest, and Stonehaven in the northeast. The A92 joins the A90 north of Stonehaven and leads to Aberdeen further north.

The A92 is dual carriageway from the southern outskirts of Arbroath to the northern outskirts of Dundee, the A92 proceeds through Dundee before crossing the Tay estuary into Fife via the Tay Road Bridge. The A90 can also be reached at Dundee heading both north (to Aberdeen) and south (to Perth and Edinburgh).

The subjects are located on the southern side of Grant Road on one of the town's main roundabouts with nearby occupiers including Morrisons supermarket and Screwfix.



## DESCRIPTION

The subjects comprise a two-story detached office building with good private parking provided.

The whole of the ground floor is let to Angus Carers Association (Charity No SC026052) from September 2015 until August 2030 which has a rent of £42,000 per annum.

The first floor has 2 leases in place as follows:  
1 – A 1 year lease from December 2021 by Dundee and Angus ADHD Support Group SCIO which has a rent of £13,000 per annum.  
2 – A month to month Licence from January 2017 by Tenant Ark Housing Association Ltd which has a rent of £7,800 per annum.

## VAT

All prices, premiums and rents quoted are exclusive of VAT.

## FLOOR AREAS

Due to Covid we were unable to inspect all the offices but from plans/assessor's web site the gross internal floor area extends to approx. 1,209m<sup>2</sup>/13,000ft<sup>2</sup>. Prospective purchasers can carry out a detailed size survey if required.

## RATING

The property is valued in two different sections:

Ground Floor Rateable value - £37,600.

First Floor Rateable value - £38,300.

## PROPOSAL

Offers are invited for the Heritable (freehold) interest. Leases/Licences can be made available to parties after viewing or on application.

## EPC

Available upon request.

## CLOSING DATE

A closing date may be set and all interested parties should make a note of interest at the offices of the Sole Agent. We reserve the right to let the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the lease of the property.

## PLANNING

All queries in relation to redevelopment/reconfiguration of the subjects should be addressed to Angus Council Planning Department.



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## VIEWING AND FURTHER INFORMATION

Strictly by appointment through the Sole Letting Agent:

Colin Devine

MOBILE 07775863688  
PERTH 01738 230 200  
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