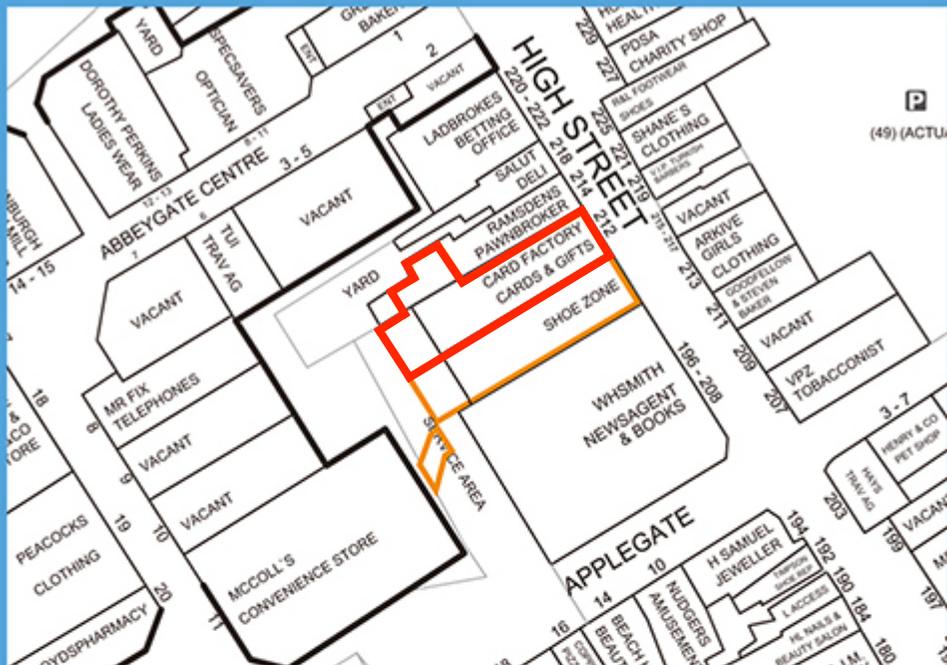


212 HIGH STREET, UNIT 4, ARBROATH, DD11 1HY



TOWN CENTRE RETAIL INVESTMENT



- Prime Town Centre Location
- Ground & 1st Floor
- 2,656sq ft
- Held On F.R.I Lease
- Let to: Sportswift Ltd t/a Card Factory
- Passing Rent: £17,500p.a.x
- Price On Request

LOCATION

The property is situated on the west side of High Street, north of its junctions with Allan Street and Applegate within Arbroath town centre.

Arbroath is the largest town in the Angus council area, having a population of c.24,000. The town is located approx 18 miles north-east of Dundee and 48 miles south-west of Aberdeen via the A92. Neighbouring occupiers include Ramsdens Pawnbroker, Holland & Barrett, William Hill, Greggs and VPZ.

PROPERTY

The property comprises the ground and first floor of a 2 storey semi-detached development of traditional construction surmounted by a pitched roof overlaid in slate. The property benefits from dual display windows flanking the partially recessed double door entrance, all of timber framed and glazed construction.

Internally the property is fitted out in accordance with the tenants corporate specifications, with lighting provided by way of fluorescent strips recessed within the suspended acoustic tile ceiling. Access to the upper floor is situated to the rear of the demise by way of a single staircase, leading to staff facilities, office and storage.

AREA

The property has been measured on a net internal area basis and calculated to extend to the following:

Ground: 171.65sqm (1,848sq ft)
 1st: 75.11sqm (808sq ft)
 Total: 246.76sqm (2,656sq ft)

LEASE SUMMARY

The property is held on a full repairing and insuring head lease on the following terms:

Tenant: Sportswift Ltd t/a "The Card Factory"
 Expiry: 29th December 2028
 Tenant Break: 29th December 2026
 Rent: £17,500p.a.x.

Further Info: The tenant has been in situ since December 2008. The tenant extended their lease in 2018 and 2023 for a further 5 years. The year ending 31/01/2020 Sportswift Limited reported a turnover of £433,400,000, a pre tax profit of £67,672,000 and a net worth of £48,398,000





SALE

Our client would dispose of their freehold interest, price on request

V.A.T

The transaction will be treated as a transfer of a going concern.

LEASE & TITLE

Available on request

LEGAL

Each party shall bear their own legal costs incurred in the transaction

ANTI-MONEY LAUNDERING

In order to comply with anti-money laundering legislation, the successful purchaser / tenant will be required to provide certain identification documents. The required documents will be confirmed to and requested at the relevant time.



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PROPERTY MISDESCRIPTIONS 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 out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.