

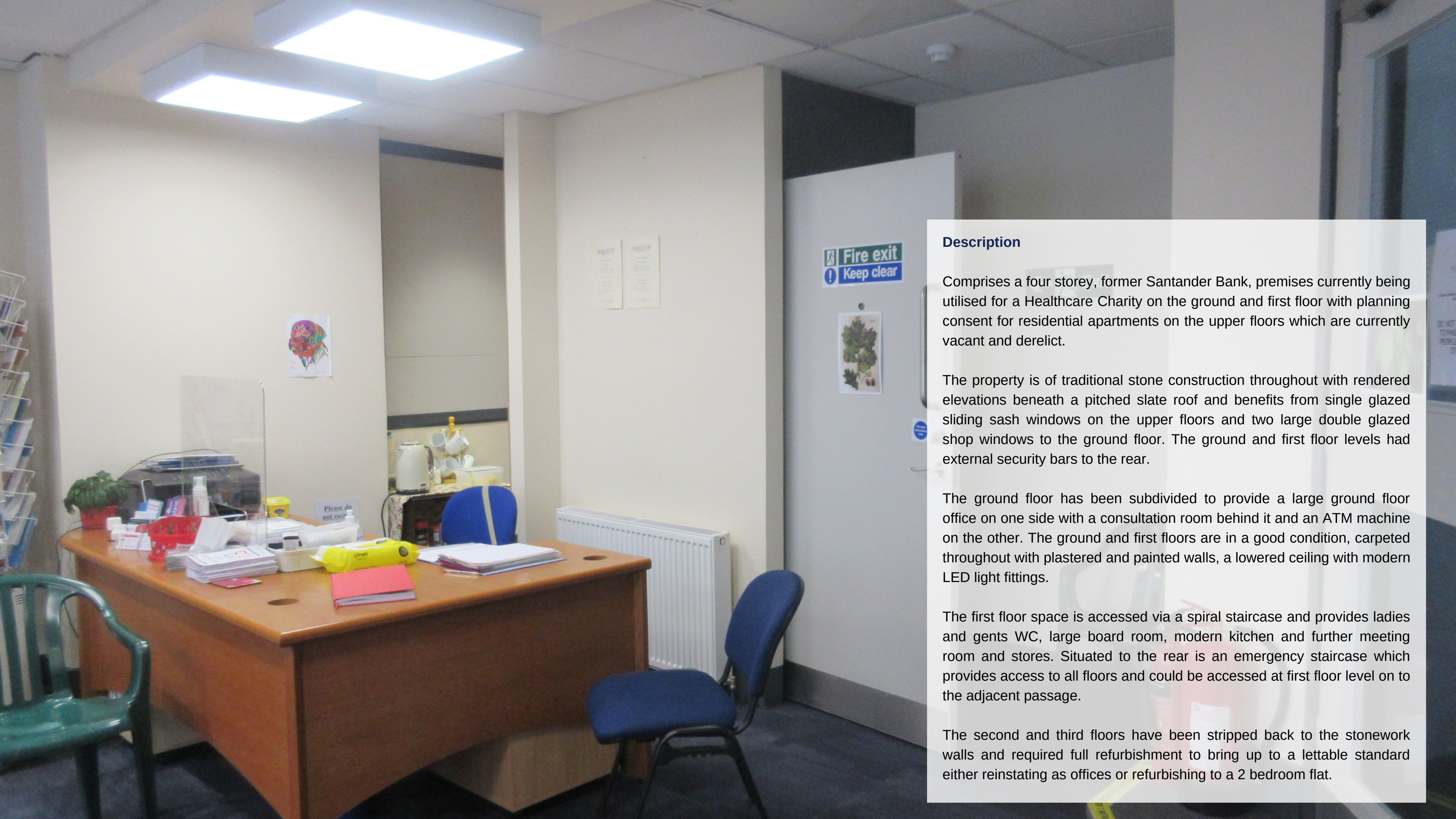
24 ST. DAVID STREET

BRECHIN, DD9 6EQ

2,093 SQ FT PART INCOME PRODUCING MIXED USE PROPERTY

- Four storey mixed use property
- Ground and first floor let to Brechin Healthcare Group producing £2,400 pa on a rolling lease.
- Potential to convert upper floors into self-contained three bed flats.
- Can be sold with vacant possession.
- Available For Sale





Description

Comprises a four storey, former Santander Bank, premises currently being utilised for a Healthcare Charity on the ground and first floor with planning consent for residential apartments on the upper floors which are currently vacant and derelict.

The property is of traditional stone construction throughout with rendered elevations beneath a pitched slate roof and benefits from single glazed sliding sash windows on the upper floors and two large double glazed shop windows to the ground floor. The ground and first floor levels had external security bars to the rear.

The ground floor has been subdivided to provide a large ground floor office on one side with a consultation room behind it and an ATM machine on the other. The ground and first floors are in a good condition, carpeted throughout with plastered and painted walls, a lowered ceiling with modern LED light fittings.

The first floor space is accessed via a spiral staircase and provides ladies and gents WC, large board room, modern kitchen and further meeting room and stores. Situated to the rear is an emergency staircase which provides access to all floors and could be accessed at first floor level on to the adjacent passage.

The second and third floors have been stripped back to the stonework walls and required full refurbishment to bring up to a lettable standard either reinstating as offices or refurbishing to a 2 bedroom flat.



Location

The subject property is situated on St David Street within Brechin town centre. Brechin is a historic market town situated in the north east of Scotland circa 26 miles north east of Dundee, 40 miles south west of Aberdeen and Farfar lies circa 10 miles to the south.

Angus is one of the 32 local government council areas of Scotland. The area borders Aberdeenshire, Dundee City and Perth and Kinross. Main industries include agriculture and fishing, however, global pharmaceuticals company GSK has a significant presence in Montrose in the north of the county.

Accommodation

| Space | Sq M | Sq Ft |
|--------------|---------------|--------------|
| Ground Floor | 69.33 | 746 |
| First Floor | 38.57 | 415 |
| Second Floor | 67.55 | 727 |
| Third Floor | 19.03 | 205 |
| Total | 194.48 | 2,093 |

EPC

The property has been assessed with a rating of E-77 under certificate number 3192-9388-3030-5505-1803 which expires on 24 August 2028.

Business Rates

Rateable Value: £6,200 (2023 Rating List)

Legal Costs

Each party is to bear their own legal costs incurred in the transaction.

Guide Price

For Sale at £69,950.

VAT is applicable at the prevailing rate.



Further Information

**VIEWINGS STRICTLY BY APPOINTMENT ONLY WITH THE AGENTS.
FOR FURTHER INFORMATION PLEASE CONTACT:**



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