

FOR SALE
COMMUNITY CENTRE / DEVELOPMENT OPPORTUNITY



Arbroath Community Centre
40 Marketgate, Arbroath, DD11 1AT

- Community/Sports Centre
- Town Centre Location
- May Suit a Variety of Uses
- Development Opportunity - subject to consents
- Extends to 1,603.20 sq.m. / 17,257 sq.ft.
- Offers Over £150,000 invited

LOCATION

Arbroath is the largest town in Angus, with a range of manufacturing, retail and service businesses. It is located on the east coast of Scotland 15 miles north east of Dundee and 48 miles south of Aberdeen. The town is easily accessible thanks to the upgrade of the A92 to dual carriageway and the positioning of its train station on the East Coast Rail Line.

More precisely, the subjects are located on the west side of Marketgate within the heart of Arbroath town centre. The rear elevation sits on the banks of the Brothock Water. The subjects sit near to the junction of Ladybridge Street. Surrounding occupiers are mixed use residential and commercial in nature.

The approximate location is shown by the OS Plan.



DESCRIPTION

The subjects comprise a substantial stone and slate mid terraced part three part two storey building across ground, first and second floors known as the Arbroath Community Centre. The roof is of steel frame.

Internally, the subjects comprise a main hall, open plan in nature, with a raised stage towards the rear of the hall along with associated accommodation including changing rooms, stores and toilets. The subjects also benefit from a commercial style kitchen on the ground floor.

The first floor consists of further storage accommodation along with a smaller hall.

Access to the second floor is provided externally accessed through a secure solid timber door and comprises a former two-bed, kitchen, dining room, lounge and bathroom.

The property may suit future redevelopment subject to obtaining the required planning consents.





ACCOMMODATION

We have measured the property in accordance with the RICS Property Measurement (2nd Edition) to arrive at the following Gross Internal Floor Areas:

Description	Size (SQ.M)	Size (SQ.FT)
Ground	1,262.05	11,307
First	211.53	2,277
Second	129.62	1,395
Total	1,603.20	17,257

RATEABLE VALUE

The subjects have a Net and Rateable Value of £42,800.

The unified business rate for the year 2025/2026 is 49.8p exclusive of water and sewerage rates.

LEGAL COSTS + VAT

For the avoidance of doubt, all figures are quoted exclusive of VAT unless otherwise stated.

EPC

Available on request.

PRICE

The subjects are available For Sale with offers over £150,000 invited for the heritable interest. Further information is available from the Sole Selling Agents.

VIEWING

Viewing is through the Sole Selling Agents, Messrs. Graham + Sibbald.

To arrange a viewing please contact:



GRANT ROBERTSON

Associate

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07900 265 516



CHARLES CLARK

Commercial Property Agent

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07423 693 461

IMPORTANT NOTICE

1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: October 2025

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and/or detailed financial and corporate information will be required before any transaction can conclude.