



5 Clerk Street, Brechin, DD9 6AD

Town Centre Location

- Full Building
- 3,433sq ft
- Let to Banking Hub
- Expiry 2033
- Passing £16,000p.a
- o/o £145,000

LOCATION

The subjects are well located on the western side Clerk Street, not far from the junction with Swan Street. The Cathedral City of Brechin is located on the banks of the river South Esk on the northern border in the region of Angus. With a resident population of approximately 8,000 people, the town benefits from the close proximity to the A90 which provides transport links to Aberdeen (40 miles north-east) and Dundee (25 miles south-west).

Surrounding properties are of a mixed nature including office, retail and residential, with national retailers including Farmfoods, Tesco (Express) located toward the northern end of Clerk Street.

LEASE SUMMARY

The ground floor is let to Cash Access UK Limited (t/a Banking Hub) on a Full Repairing and Insuring lease for a term of 10 years from 24th July 2023, expiring 23rd July 2033. The passing rent is £16,000 per annum. There is a tenant only break in July 2028. The tenant benefits from an extended rent-free period until July 2026.

FLOOR AREAS

Ground 218.97sqm (2,357sq ft)
First 99.96sqm (1,076sq ft)

Total 318.94sqm (3,433sq ft)



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PRICE

The property is on a freehold basis for offers over £145,000

V.A.T

Figures quoted exclusive of V.A.T

VIEWING

Whilst it is a good idea to visit a property investment that is being marketed for sale as a customer before making a formal viewing, it is vitally important that such visits are carried out confidentially and that no approach is made to the staff, operators or customers of the business.

Many investments are being marketed confidentially and the staff and locals may not know that the property is on the market, therefore a casual approach can adversely affect the business

LEGAL

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

TSA Property Consultants

162 Buchanan Street
Glasgow, G1 2LL

Jas - 07810 717229 (jas@tsapc.co.uk)

Will - 07581 396092 (will@tsapc.co.uk)

General - 0141 237 4324 (info@tsapc.co.uk)

Anti-Money Laundering

TSA Property Consultants are regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on interested parties.

Property Misdescription 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.