

Retail

TO LET / FOR SALE

**TSA** Property Consultants



## 225 High Street, Arbroath, DD11 1EE

Retail To Let or For Sale, Arbroath

### Summary

|                       |                        |
|-----------------------|------------------------|
| <b>Tenure</b>         | To Let / For Sale      |
| <b>Available Size</b> | 817 sq ft / 75.90 sq m |
| <b>Rent</b>           | £5,200 per annum       |
| <b>Price</b>          | £30,000                |
| <b>Business Rates</b> | Upon Enquiry           |
| <b>EPC Rating</b>     | Upon enquiry           |

### Key Points

- High Street Location
- 817sq ft
- Rates Exempt
- Sale: £30,000
- Ground Floor Retail
- Lease incentives Available
- Rent: £5,200p.a.

Summary

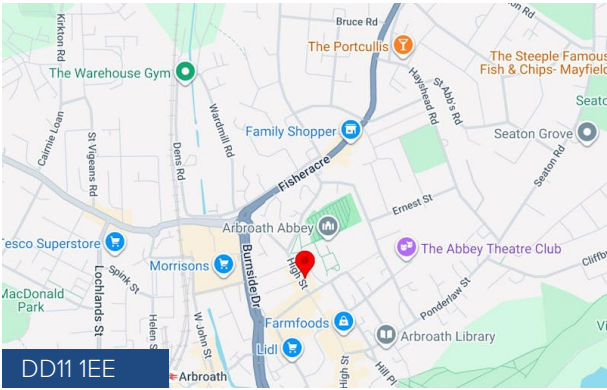
|                |                  |
|----------------|------------------|
| Available Size | 817 sq ft        |
| Rent           | £5,200 per annum |
| Price          | £30,000          |
| Business Rates | Upon Enquiry     |
| EPC Rating     | Upon enquiry     |

Description

Attractive high street retail opportunity occupying a prominent ground floor position on High Street in Arbroath. The property extends to approximately 817 sq ft and is well presented with a large display window, open plan sales area and rear tea prep and WC facilities. Available either to let on a new FRI lease at £7,500 per annum with incentives available, or for sale freehold at offers over £45,000. The property benefits from rates exemption, making it a highly affordable retail or business premises.

Location

The property is situated on the east side of High Street between its junctions with Church Street and James Street within the town of Arbroath. Arbroath is positioned on the north-east coast of Scotland approximately 29 km (18 miles) north-east of Dundee, within the Local Authority region of Angus. The town, which is the largest of the Angus towns, has a resident population of some 23,500 persons (Source: Angus Council).



Viewing & Further Information



**Will Rennie**  
07581396092 | 0141 237 4324  
will@tsapc.co.uk



The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 16/05/2026





225 High Street, Arbroath, DD11 1EE

High Street Location

- Ground Floor Retail
- 817sq ft
- Lease incentives Available
- Rates Exempt
- Rent: £7,500p.a.
- Sale: o/o £45,000

#### LOCATION

The property is situated on the east side of High Street between its junctions with Church Street and James Street within the town of Arbroath.

Arbroath is positioned on the north-east coast of Scotland approximately 29 km (18 miles) north-east of Dundee, within the Local Authority region of Angus. The town, which is the largest of the Angus towns, has a resident population of some 23,500 persons (Source: Angus Council).

#### PROPERTY

The property occupies the ground floor and first floor of a larger mixed use traditional sandstone development surmounted by a pitched roof.

The property benefits from a large display window and single door entrance leading to an open plan retailing space with partitioned tea prep and w.c. to the rear.

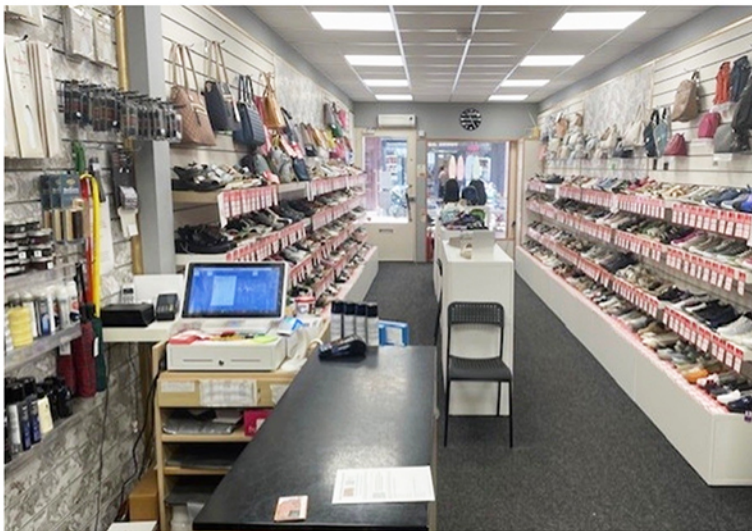
#### AREA

Ground: 75.9sqm (817sq ft)

#### NAV/RV

£4,700





**225 High Street, Arbroath, DD11 1EE**

**High Street Location**

## RENT

The property is available on a new full repairing and insuring head lease for a negotiable term for £7,500p.a.

## SALE

The property is available on a freehold basis for o/o £45,000

## V.A.T.

We have been verbally advised the property is not elected for V.A.T

## E.P.C

Available on request

## TITLE

Available on request

## 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.