

105-107 HIGH ST BRECHIN DD9 6HF



FORMER PUBLIC HOUSE WITH RESIDENTIAL

The subjects are located in the town of Brechin, approximately 26 miles and a 35 minute drive north east of Dundee. The town is situated off the A90 motorway which connects Dundee and Aberdeen and has a population of approximately 8,000.

The subjects under consideration are located on the North of High Street close to its junction with City Road. the subjects are within walking distance to a variety of Bus Stops and public car parks.

- Ground & 1st Floor
- Potential Residential Conversion
- Former Public House
- Suitable for Change of Use
- Flexible Terms



Location

The town is situated off the A90 motorway which connects Dundee and Aberdeen and has a population of approximately 8,000.

Neighbouring occupiers include Bield Care Home, Salvation Army, Davidson's Chemist & The Beauty Lounge.



Subjects

The subjects comprise the ground and first floor of a 2 No. storey stone building overlaid by a pitched slate roof, with a single storey extension to the rear overlaid by a pitched corrugated aluminium roof.

The subjects comprise public house at ground floor with 3 bedroom spacious apartment at first floor benefitting from dedicated access to the rear of the demise. The residential dwelling would benefit from extensive redecoration throughout.

The subjects would suit a developer to utilise the ground and first floor with a view to returning both floors back to residential, alternatively refurbish both and lease out separately.

GROUND FLOOR

The ground floor comprises the main bar area with open serving and ample patron seating with a kitchen facility and w.c. facilities to the rear of the subjects. The unit also benefits from gated beer garden to the rear. The subjects would benefit from refurbishment throughout.

FIRST FLOOR

The first floor comprises a residential dwelling suitable for a landlord of the public house alternatively would suit renovation and rented separately. The subjects benefit from 3 bedrooms with what we believe to be central heating, living room, kitchen and bathroom.

NAV/RV

The subjects have been assessed and entered onto the valuation roll with the following NAV/RV **£12,700**

We understand the subjects benefit from 100% relief under the Scottish Government Small Business Rates Relief Scheme, confirmation can be sought from the marketing agents.

PROPOSAL

The subjects are available to let on a new full repairing and insuring lease for a negotiable term for **£10,000 per annum**.

V.A.T.

All prices and premiums quoted are exclusive of V.A.T.

E.P.C.

Available on request.

LICENCE

Further information available from the marketing agent.

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