

Lot 36

£40,000 Per Annum
Exclusive

Unit 3 and Unit 4, 212 High Street, Arbroath, Angus DD11 1HY

Heritable Retail Investment



Key Details

- Pedestrianised High Street location
- Two retail shop units with upper floors
- Neighbouring occupiers include WH Smith, Ramsdens, Ladbrokes and Greggs
- Abbeygate Shopping Centre is nearby

Location

Miles: 15 miles north east of Dundee
51 miles south of Aberdeen
Roads: A90, M90
Rail: Arbroath Station
(1 hour 37 minutes to Edinburgh Waverley)
Air: Dundee Airport (19 miles),
Aberdeen Airport (60 miles)

Situation

Arbroath is the largest town in Angus with a population of over 23,000 people. The property is located on the main retail street in Arbroath town centre. The property is located on High Street close to its junction with Allan Street. Neighbouring occupiers include WH Smith, Ramsdens, Ladbrokes, Greggs and Farmfoods. The Abbeygate Shopping Centre is located nearby.

Description

The property comprises a two storey building with two retail units at ground floor together with staff and storage accommodation at first floor.

Tenure

Heritable.

VAT

VAT is applicable to this lot.

Six Week Completion

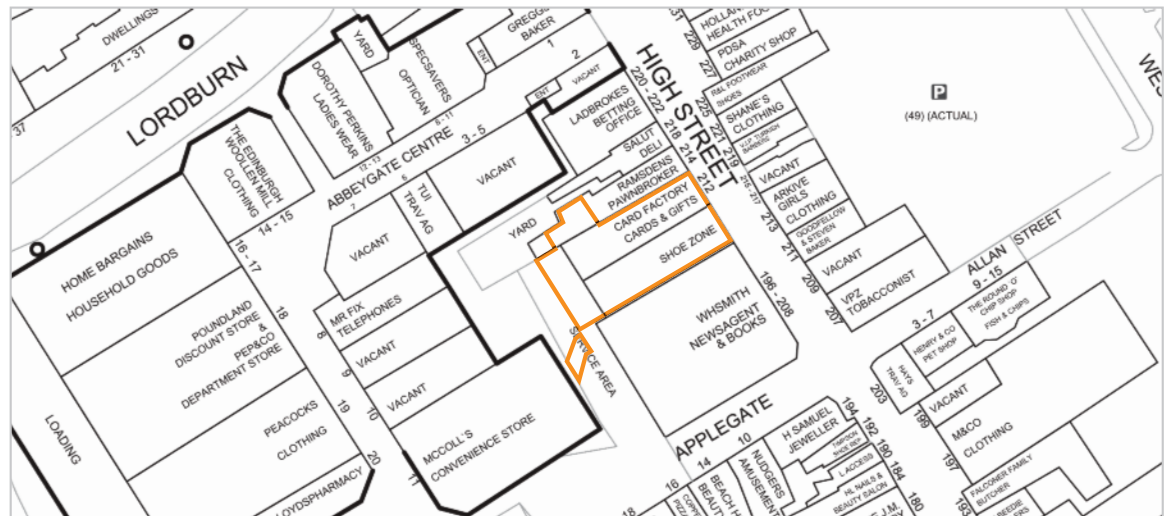
Energy Performance Certificate

See legal pack at www.acuitus.co.uk

Tenancy and accommodation

Address	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.
Unit 3, 212 High Street	Ground	Retail	134.12 sq m	(1,444 sq ft)	SHOE ZONE RETAIL LIMITED t/a Shoe Zone (1)	15 years from 24/06/2009 to 23/06/2024 (2)	£20,000
	First	Ancillary	75.11 sq m	(808 sq ft)			
Unit 4, 212 High Street	Ground	Retail	171.65 sq m	(1,848 sq ft)	SPORTSWIFT LIMITED (t/a Card Factory) (3)	15 years from 30/12/2008 to 29/12/2023 (4)	£20,000
	First	Ancillary	75.14 sq m	(808 sq ft)			
Total			456.02 sq m	(4,908 sq ft)			£40,000

- (1) For the year ending 03/10/2020, Shoe Zone Retail Limited reported a turnover of £122,568,000, and a net worth of £13,487,000. Shoe Zone operates from over 400 stores throughout the UK and the company employs over 3000 people. (source: NorthRow 12/10/2021)
- (2) Having re-gearred its lease in Arbroath in June 2019 for a further 5 years, there is a tenant break option on 24/06/2022 on three months written notice.
- (3) The year ending 31/01/2020 Sportswift Limited reported a turnover of £433,400,000, a pre tax profit of £67,672,000 and a net worth of £48,398,000. (source: NorthRow 12/10/2021). The company opened their first store in 1997 and now trade from over 1000 stores in both the UK and Ireland and have over 8,000 employees
- (4) Sportswift Limited (t/a Card Factory) re-gearred its lease in December 2018 for a further 5 years..



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