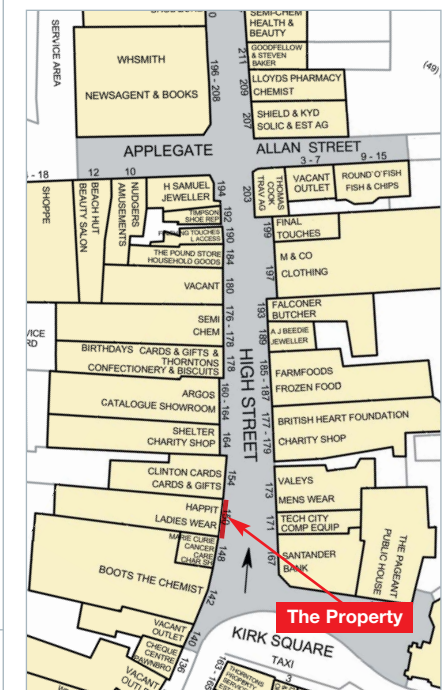


## Arbroath 150-152 (even) High Street Angus DD11 1HW

- **Feuhold Shop Investment**
- Let to Ellie Louise Trading Ltd
- Lease expires 2023
- Prominent pedestrianised position
- Rent Review 2013
- Current Rent Reserved  
**£37,500 pa**

**SIX WEEK COMPLETION  
AVAILABLE**



### Tenure

Feuhold.

### Location

Arbroath, with a population of 23,500, is located on the east coast of Scotland, some 51 miles to the south of Aberdeen and 77 miles north-east of Edinburgh. The town is adjacent to the A92 trunk road which links with Montrose to the north and Carnoustie to the south. The property is situated on the western side of the pedestrianised High Street close to Kirk Square. Occupiers close by include Boots the Chemist, Santander, Farmfoods, M&Co, Semi-Chem, Argos and Clinton Cards.

### Description

The property, which is situated in the local Conservation Area, is arranged on basement, ground and one upper floor to provide a ground floor shop unit with first floor storage, staff room/office and male and female WCs.

The property provides the following accommodation and dimensions:

<b>Gross Frontage</b>	<b>7.3 m</b>	<b>(23' 11")</b>
<b>Net Frontage</b>	<b>5.9 m</b>	<b>(19' 4")</b>
<b>Shop Depth</b>	<b>28.8 m</b>	<b>(94' 6")</b>
<b>Built Depth</b>	<b>30.5 m</b>	<b>(100' 1")</b>
<b>Basement (Restricted access)</b>	<b>16 sq m</b>	<b>(172 sq ft)</b>
<b>Ground Floor</b>	<b>155 sq m</b>	<b>(1,668 sq ft)</b>
<b>First Floor</b>	<b>47 sq m</b>	<b>(506 sq ft)</b>

### Tenancy

The entire property is at present let to ELLIE LOUISE TRADING LTD (t/a Happit) for a term of 15 years from 24th June 2008 at a current rent of £37,500 per annum, exclusive of rates. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

### Tenant Information

No. of Branches: 93 (Trading as Ellie Louise, Trade Street, Seconds Ahead, Happit, Gimbles and Budget Box).  
Website Address: [www.ellielouise.co.uk](http://www.ellielouise.co.uk)

### VAT

VAT is applicable to this lot.

### Documents

The legal pack will be available from the website [www.alltop.co.uk](http://www.alltop.co.uk)

### Viewings

Viewings are by appointment only, please e-mail your request with full contact details to [viewings@alltop.co.uk](mailto:viewings@alltop.co.uk)  
In the subject of your e-mail please ensure that you enter **Lot 64 Arbroath**.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

**Seller's Solicitor** S Dougherty Esq, Archibald Campbell & Harley. Tel: 0131 270 8030 Fax: 0131 220 2288 e-mail: [steve.dougherty@achws.co.uk](mailto:steve.dougherty@achws.co.uk)  
**Joint Auctioneer** T Gibson, Mason & Partners. Tel: 0151 225 0130 Fax: 0115 225 0155 e-mail: [tomgibson@masonpartners.com](mailto:tomgibson@masonpartners.com)