

2 Keptie Street

ARBROATH, DD11 1RG



*Freehold retail unit located in the popular
Scottish town of Arbroath, Angus*



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McEwan Fraser Legal is delighted to present to the market an excellent opportunity to purchase a recently refurbished commercial property located in a high footfall area within the popular town of Arbroath, Angus.

SHOP FLOOR

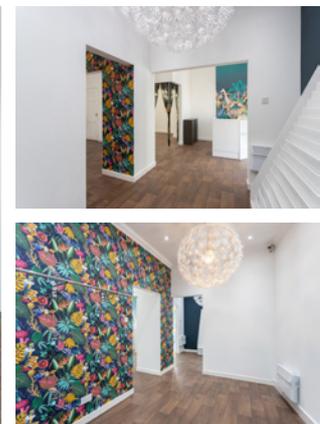


The 70m² property was most recently operating as a popular ladies' clothing boutique but is now being offered with vacant possession. Due to personal circumstances, the current owner decided to close the business and place the property for sale. The property would suit many businesses, including textiles, gift shop, card shop, etc or indeed a commercial landlord looking to add to a portfolio. The property is compliant and ready for occupation making this an excellent turnkey investment.



Accommodation comprises a welcoming retail area to the front of the shop with feature lighting and a reception desk, and staff facilities at the rear of the shop, including a recently fitted kitchen and staff WC.

Overall, the property is a flexible investment located in a bustling town with high footfall.

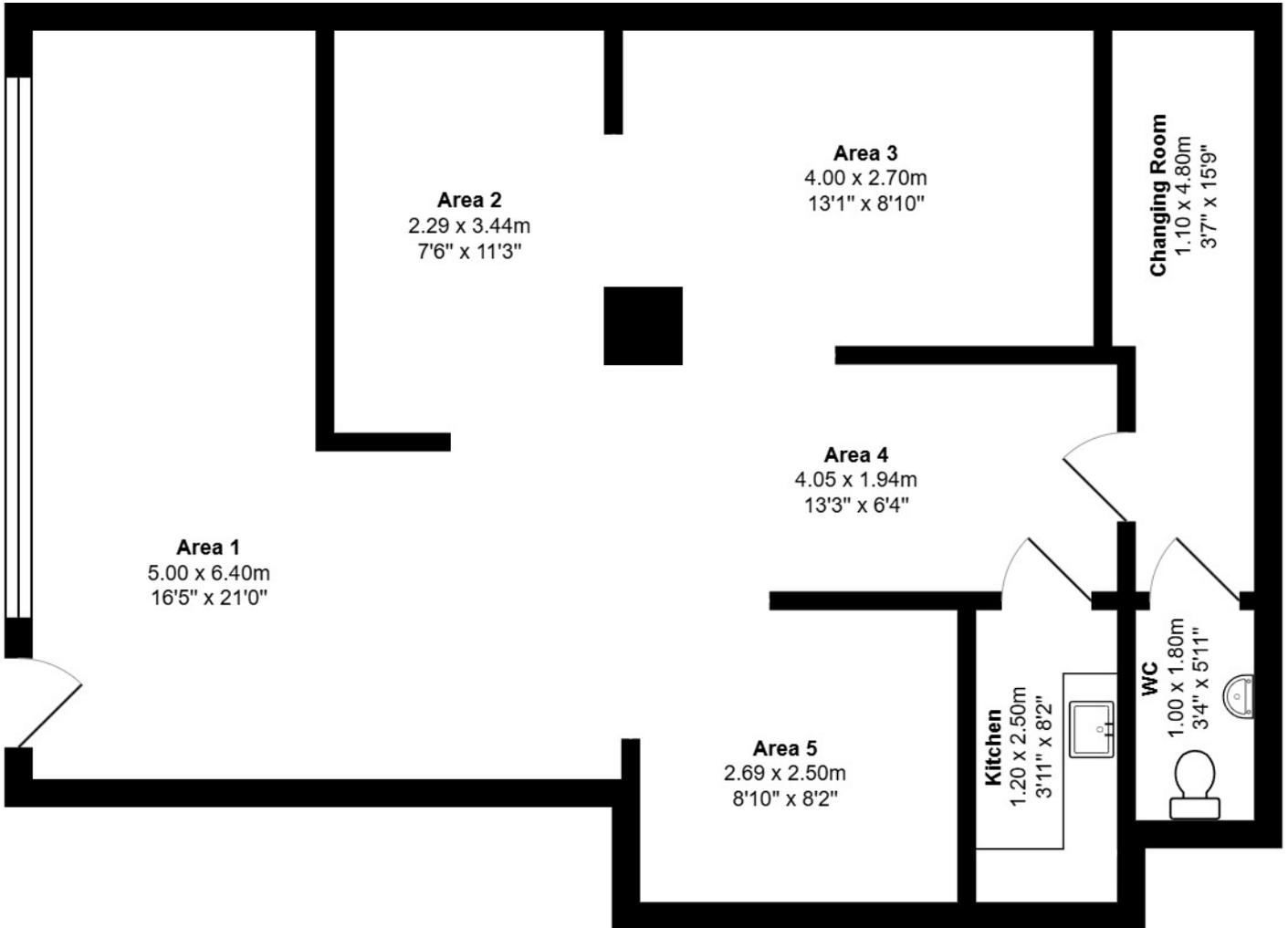




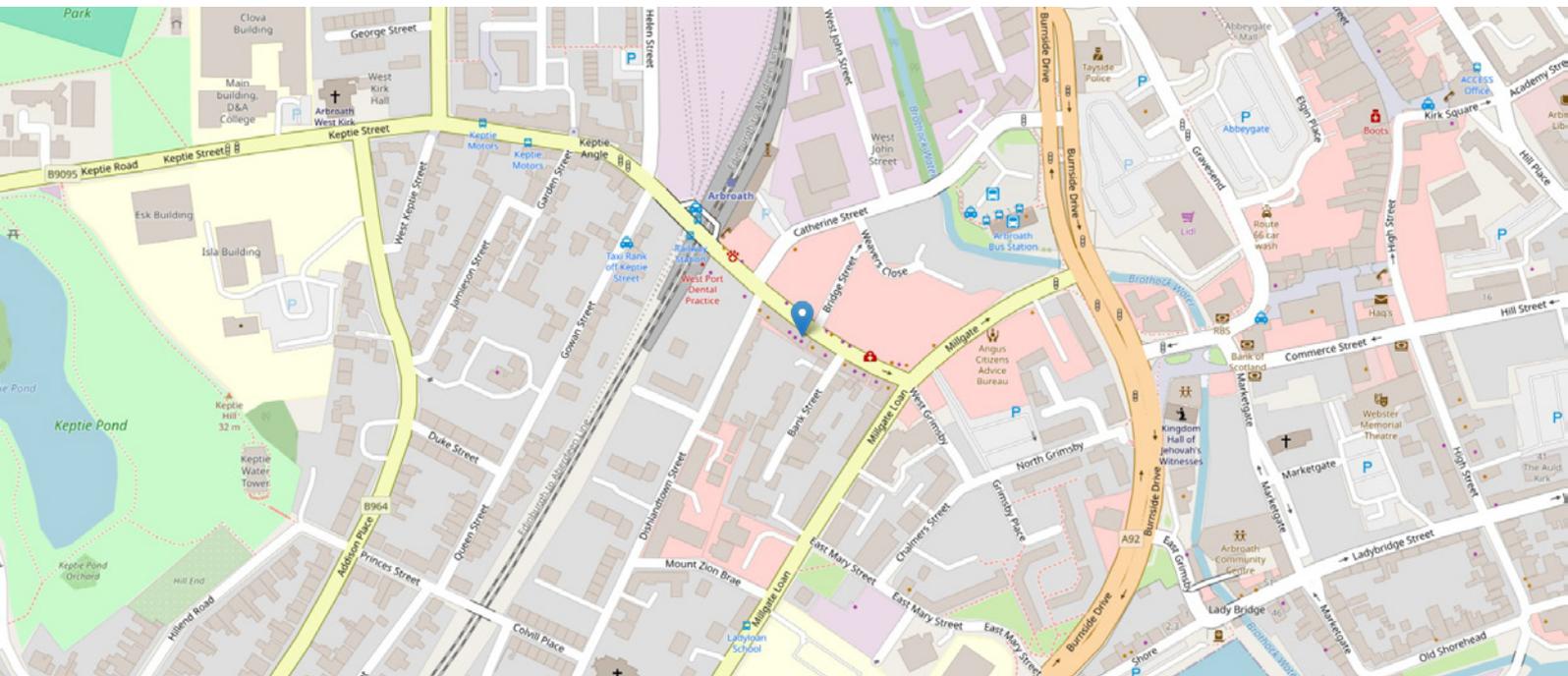
THE KITCHEN & WC



FLOOR PLAN, DIMENSIONS & MAP

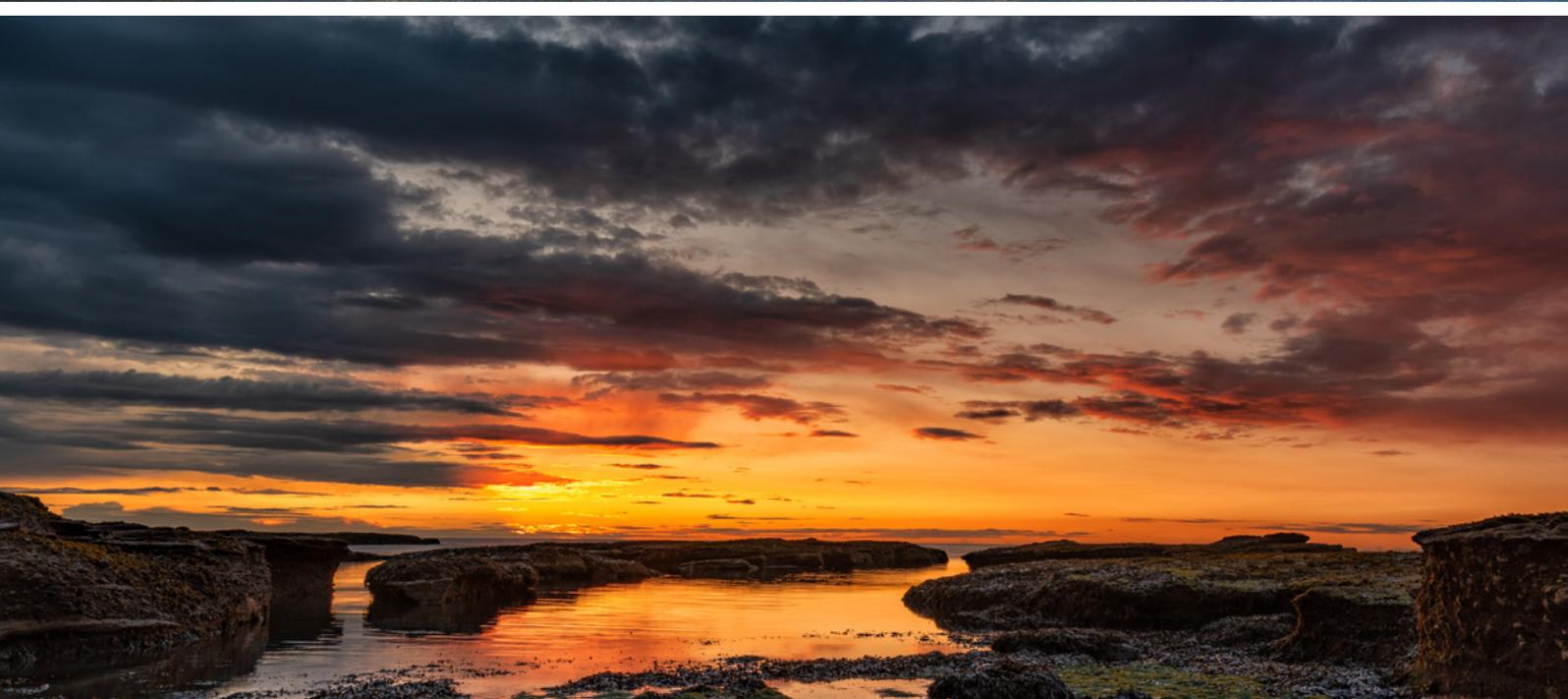


Approximate Dimensions (Taken from the widest point)



THE LOCATION

Located in a high footfall area of Arbroath, a well-known coastal town in Angus, Scotland. Popular with visitors to the area who come to enjoy the wealth of our door activities the town has to offer, like country walks, fishing and water sports and a range of leisure activities.





Schools, shopping facilities and public transport services are all available within Arbroath itself but the area is also only a short drive from the other Angus towns of Montrose, Forfar, Kirriemuir and Carnoustie. The A90 road network is easily accessible from here linking airports, both Aberdeen and Edinburgh and the town has its own railway station. Arbroath, which lies on the North East coast is a charming town steeped in history, the large sandstone Abbey standing central to the town being the place where the Declaration of Arbroath was signed. The town has a thriving Marina and is also a picturesque holiday destination with sandy beaches and rugged cliff frontage.



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