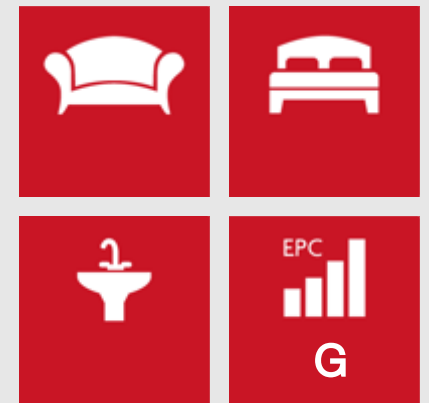




**Thorntons**   
The right way to move

35 Commerce Street, Arbroath  
DD11 1NA







## Summary

Ground floor corner commercial unit within a traditional two-storey stone and slate tenement building. It offers approximately 70.78 sq.m. (762 sq.ft.) of internal space and features a double frontage retail display with central recessed pedestrian access, formed in single glazed timber framing. Internally, the unit is regular in shape and includes a WC and kitchenette facilities. The premises will be provided in a shell condition, offering flexibility for a new tenant to carry out a bespoke fit-out. This versatile space may suit a range of commercial uses, subject to appropriate planning consents. Other flats in the building may be available by separate negotiation.

## Features

- Ground Floor Commercial Unit
- Central Location
- Main Area
- W/C
- Kitchen Area
- EPC - F
- Rental potential at £750pcm
- Around 15% ROI

## Room Measurements

Shop Floor: 27'9" x 24'7" (8.45m x 7.50m)

Kitchen: 14'7" x 5'3" (4.45m x 1.61m)

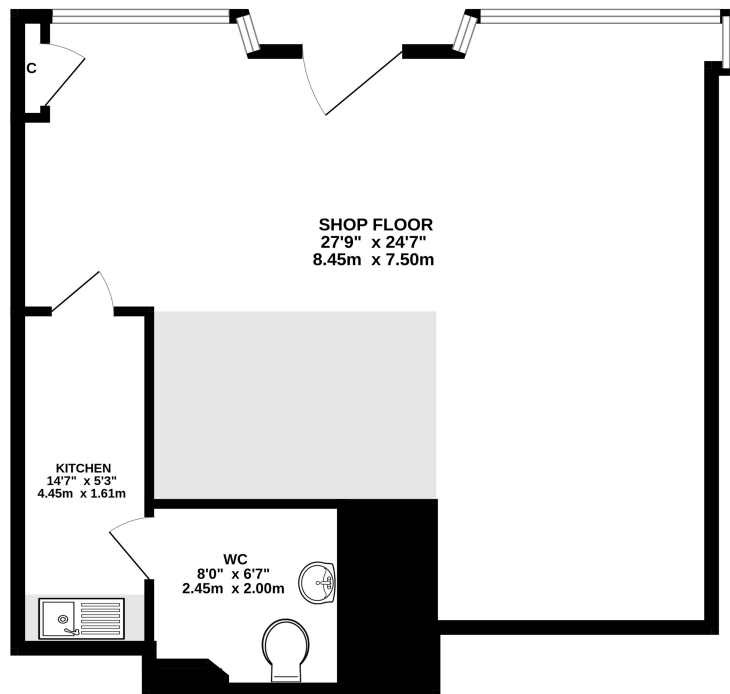
WC: 8'0" x 6'7" (2.45m x 2.00m)





# Floorplan

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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