FOR SALE/TO LET

OFFICE/DEVELOPMENT OPPORTUNITY

GRAHAM SIBBALD

Former Municipal Building
34-38 Bank Street, Brechin, Angus, DD9 6AX

- Ground, First and Second/Attic Floor Building
- May Suit a variety of Uses
- Development opportunity - subject to consents
- Extends to 867.22 sq.m. / 9,335 sq.ft.
- May Qualify for 100% Rates Relief
- Category 'B' Listed

LOCATION

The "Cathedral City" of Brechin is one of the principle rural settlements within Angus lying adjacent to the A90 dual carriageway. Brechin affords excellent access to the national and local road networks with the subjects located approximately 30 miles north of Dundee and 40 miles south of Aberdeen.

More precisely, the subjects are located on the north side of Bank Street close to the junction with Panmure Street. Surrounding occupiers are a mix of residential and commercial, which include local operators and local authority buildings.

The approximate location is shown by the OS Plan.

DESCRIPTION

The subjects comprise accommodation across ground, first and second floors within a traditional ground, first, second and basement building. The building is of traditional stone construction and a pitched slate roof. The subjects comprise a ground floor semi detached building of brick block construction interconnected with the main building.

The subjects are accessed directly from Bank Street.

The ground and first floor contains a number of office rooms in a cellular layout. The first floor contains a spacious public gallery having been the former municipal building of Brechin.

The subjects also comprise a self contained first and second floor flat accessed directly from Bank Street.

The subjects may suit a variety of different occupiers or redevelopment subject to consents.

ACCOMMODATION

We have measured the property to arrive at the following Gross Internal Floor Areas:

Description	Size (SQ.M)	Size (SQ.FT)
Ground	432.16	4,652
First	202.92	2,184
Flat (1st+2nd Floor)	215.66	2,321
Total	850.74	9,157

RATEABLE VALUE

The subjects have a Net and Rateable Value of £11,800 and £9,100.

The unified business rate for the year 2025/2026 is 49.8p exclusive of water and sewerage rates.

Occupiers may qualify for 100% rates relief however should satisfy themselves in this regard.

LEGAL COSTS + VAT

For the avoidance of doubt, all figures are quoted exclusive of VAT unless otherwise stated. However, interested parties are advised to satisfy themselves in this regard.

EPC

Available on request.

PRICE

The subjects are available For Sale with offers invited for the heritable interest. Alternatively the subjects may be available to let. Further information is available from the Sole Selling Agents.

VIEWING

Viewing is through the Sole Selling Agents, Messrs. Graham + Sibbald.

To arrange a viewing please contact:

Grant Robertson
Director
Grant.Robertson@g-s.co.uk
01382 200064

Charles Clark
Commercial Property Agent
Charles.Clark@g-s.co.uk
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ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
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6. Date of Publication: June 2025