

TO LET
YARD



Peasiehill Road,
Elliott Industrial Estate,
Arbroath, DD11 2NJ

- Suitable for a variety of uses, subject to consents
- Possible 100% rates relief for occupiers
- 0.2 Acres (0.08 hectares) or thereby

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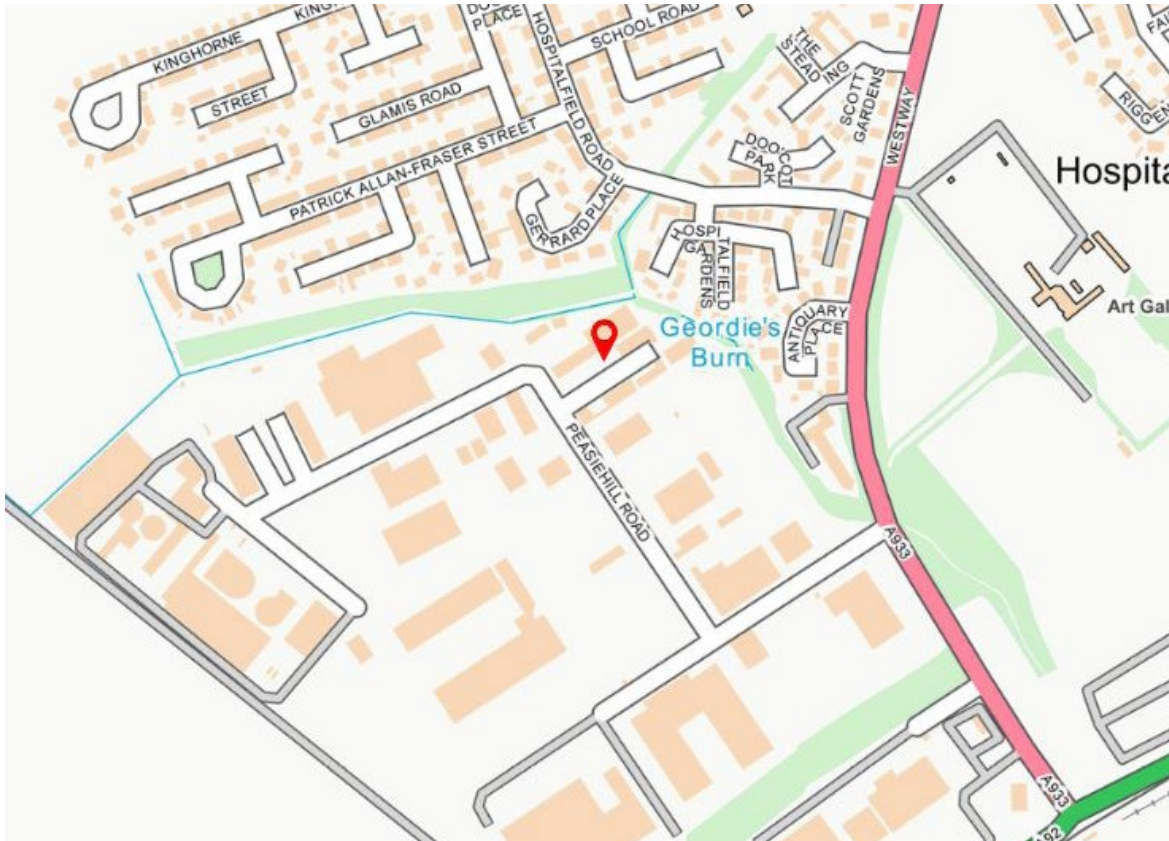
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LOCATION

Arbroath is the largest town in Angus, with a range of manufacturing, retail and service businesses. The town has a population of approximately 35,000 and is located on the east coast of Scotland, some 50 miles north east of Dundee and 48 miles south of Aberdeen on the A92 coastal trunk road.

Arbroath is located on the main east coast rail-line and the recent upgrading of the A92 dual carriage way between Arbroath and Dundee has substantially improved access in and out of the town.

More precisely, the subjects are located on the east side of Peasihill Road, within the Elliott Industrial Estate approximately 1 mile from Arbroath Town Centre, with immediate access to the A92.



Neighbouring operators include a mixture of both local and national businesses thus showing the popularity of the estate. A proposed new retail park is also close-by.

The approximate location is shown by the OS Plan.

DESCRIPTION

The subjects comprise a gap site, bounded by an industrial yard and builders yard.

The subjects are regular in their configuration and at present are unsurfaced.

OPPORTUNITY

The yard may suit a variety of uses, subject to obtaining the appropriate consents.

ACCOMMODATION

The site extends to 0.2 acres (0.08 hectares), or thereby. The site is reasonably flat and regular in shape.

RATING ASSESSMENT

The subjects have been entered into the valuation of a rateable value of £7,100.

The unified business rate for the year 2019/2020 is 49p exclusive of water and sewage rates. Prospective buyers may benefit from 100% rates relief and are encouraged to make their own enquiries in this regard.

PRICE

The yard is available TO LET. All enquires to the sole letting agent,



VAT

For the avoidance of doubt, all figures quoted are exclusive of VAT unless otherwise stated.

Any prospective purchaser should satisfy themselves independently as to the incidence of VAT involved in any transaction.

FURTHER INFORMATION AND VIEWING

Further information and viewing arrangements are available by contacting the Sole Selling Agents, Messrs Graham + Sibbald.

To arrange a viewing please contact:



GRANT ROBERTSON

Director

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07900 265 516

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.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: February 2026

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.