



A.B. McINTOSH - IRONMONGER

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01575 572618

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22-24 High Street
Kirriemuir, Angus, DD8 4BB

Ref: 2681



22-24 High Street is a superb period property on the main square in Kirriemuir and overlooks the famous Peter Pan statue erected in the memory of his author JM Barrie who was born in the town.

This freehold property which comprises the whole building of ground, first and second floors represents an excellent development opportunity and, subject to planning permission, the ground floor with its sunny south west aspect onto the pedestrianised square in front would make an ideal café or restaurant location.

The upper floors comprise several large open plan rooms and have the potential to be converted into 2 two bedroomed flats or one substantial family dwelling with its own access which could be created off Bank Street.

The property is located on the corner of the High Street and Bank Street and its main frontage is onto the pedestrianised square in front.

The property currently has Class 1 retail use and the uppers floors are utilised for storage and an office.

The ground floor is mainly open plan with large floor to ceiling windows on to both the Square and Bank Street. This level extends to 141m² (1,493sqft) and has a toilet to the rear.

The first floor has a similar footprint to the ground floor and extends to 102m² (1,077sqft). The second floor only extends over the corner section of the property running down the Bank Street side as is shown by the off white painted section in the photo above left. The second floor extends to 43m² (454sqft).

Kirriemuir has a population of over 6,000 and is an attractive town known as the gateway to the glens. It is a popular tourist destination as the birthplace of Sir JM Barrie, creator of Peter Pan, has been carefully restored as a museum. Kirriemuir is 14 miles west of Forfar and 18 miles north of Dundee.

The property has an EPC rating of E. Its rateable value is £9,600 so as a commercial property no rates are payable.

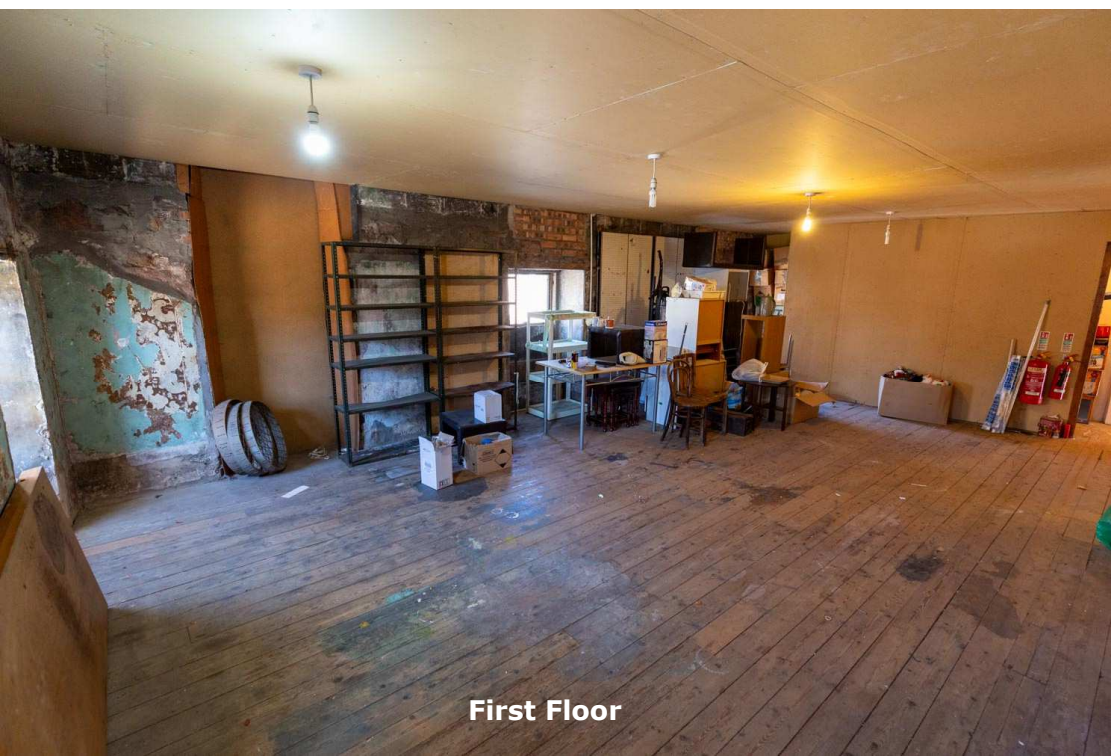
The entire property is offered for sale. Interested parties should contact Alan Kinghorn at The Business Sales Agency on 0333 6000 888.



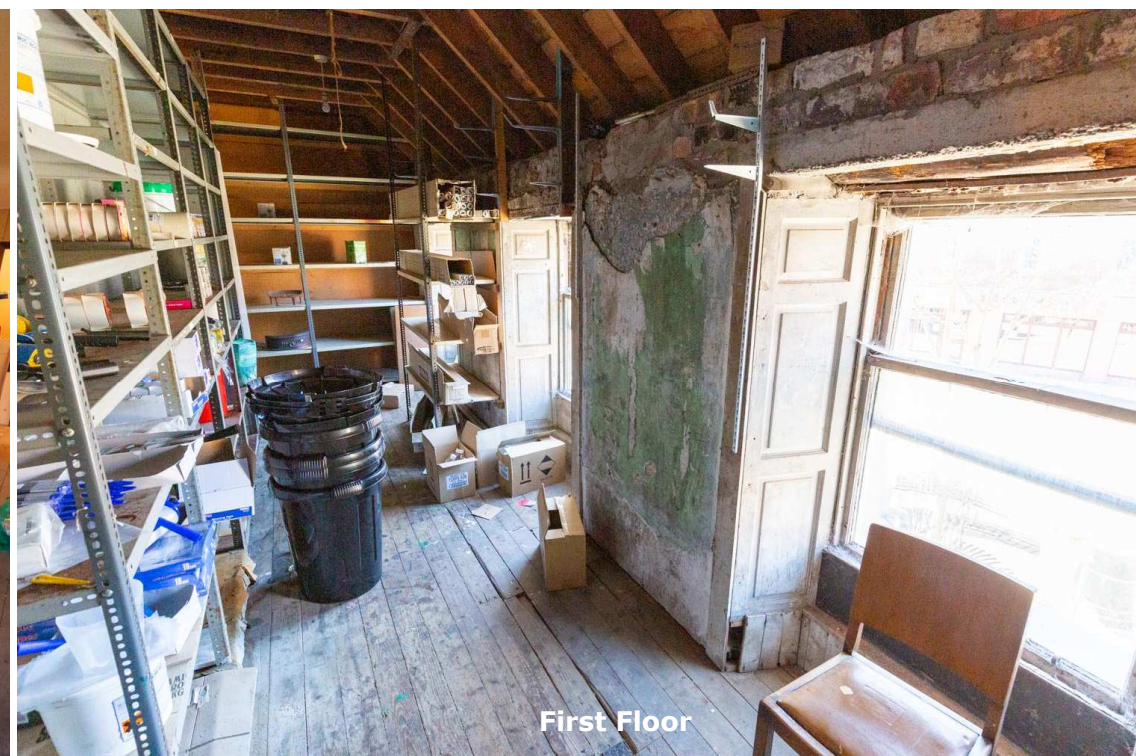
Ground Floor



First Floor



First Floor



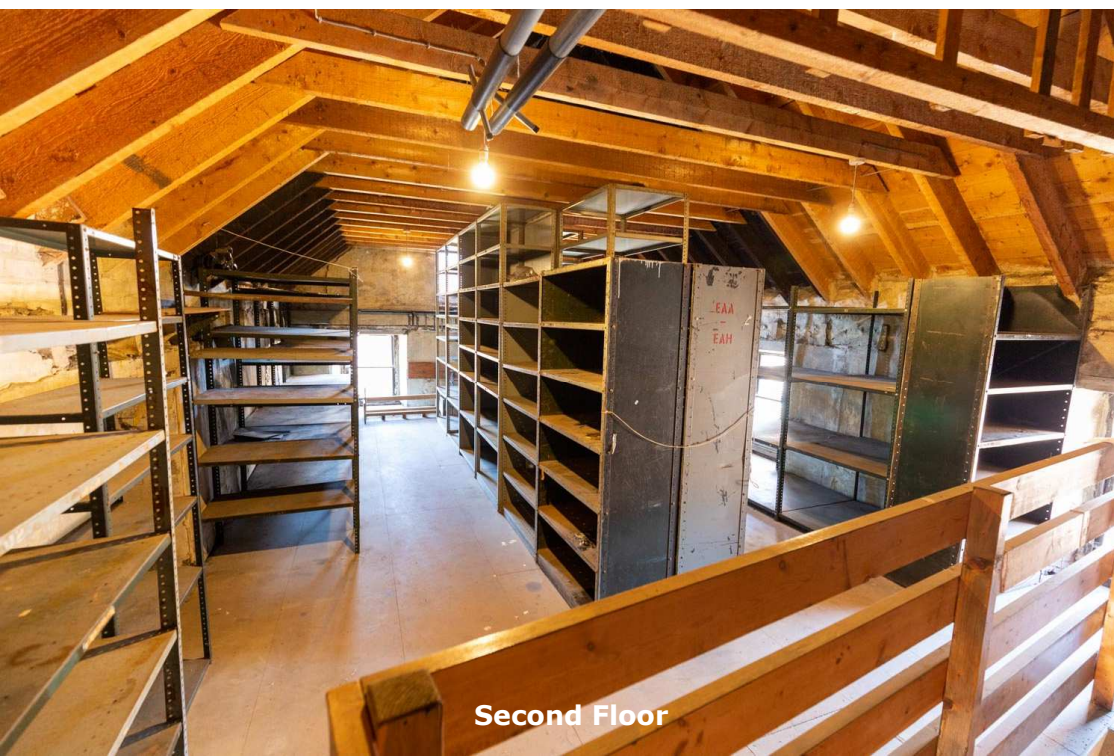
First Floor



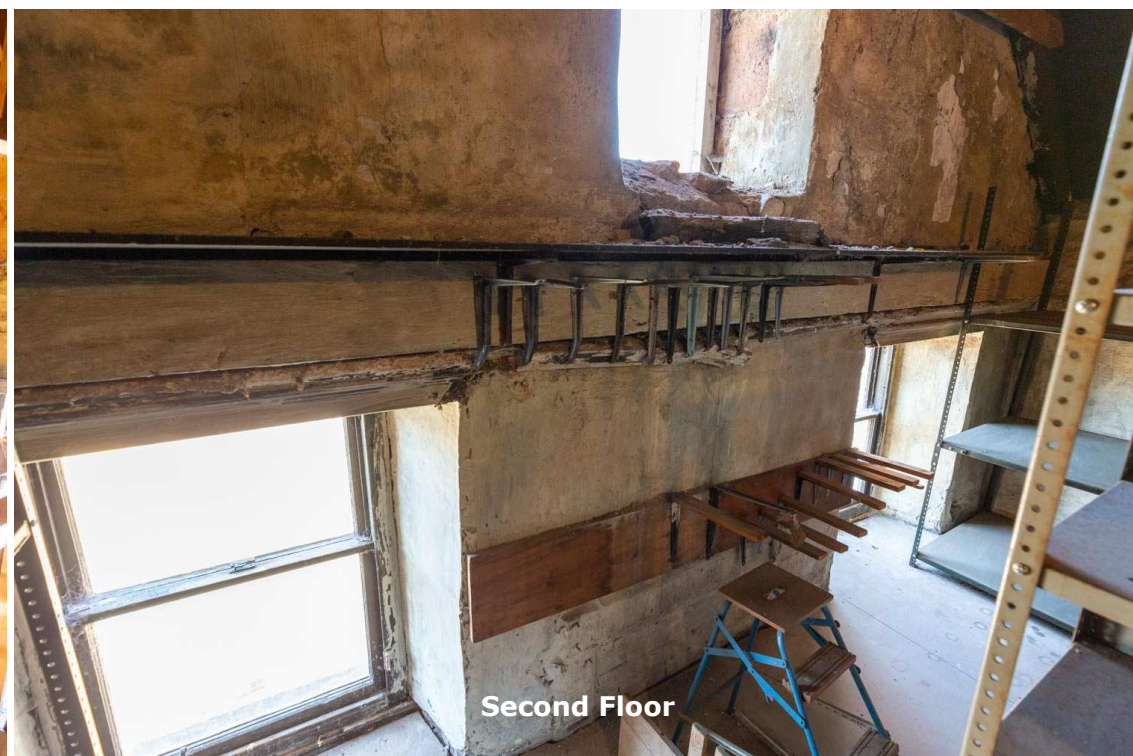
First Floor



First Floor



Second Floor



Second Floor



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VIEWING IS HIGHLY RECOMMENDED

However is strictly by appointment through The Business Sales Agency.

No approach may be made directly to the property nor should enquiries be made of any staff at the premises.

0333 6000 888

www.businesssalesagency.com