



To Let

Mobile Catering

AVAILABLE NOW

**Arbroath Station, Keptie Street
Arbroath,
DD11 2AE**

Description:

An excellent business opportunity to operate a self-contained mobile catering van within the station car park..

377,000+
ANNUAL STATION FOOTFALL*

Location:

Arbroath railway station serves the town of Arbroath, Angus. The station serves local and commuting passengers with direct links to and from Aberdeen, Dundee, Edinburgh, Glasgow & London.

**The latest figures available from the Office of Rail & Road (ORR) record passenger entries and exits of 377,582 for 2019/2020.*

**station
spaces**





Property:

The speculative space presents the opportunity for the use of a self-contained mobile catering van. Water & Drainage are not currently available.

Unit size:

Ground Floor: N/A

Rates, services and insurance:

Rates to be assessed. Interested parties are advised to make their own enquiries to the local planning and building authorities in respect of business rates and planning. Service Charge and Insurance Charge levied by way of a fixed contribution reflecting 7.5% & 2.5% of the Rent payable respectively.

Rent:

To be negotiated depending on use but it is likely to comprise a Minimum Guaranteed Rent and/or a rent based on turnover.

Costs:

The ingoing occupier will be responsible for all the Landlord and all the Superior Landlord legal and professional fees.



For further details relating to this opportunity, please contact:

stationspaces@scotrail.co.uk

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