

Notorious Dance Studio

MILLFIELD FEUS, ARBROATH, DD11 2QJ



VERSATILE COMMERCIAL UNIT OFFERS AN EXCEPTIONAL OPPORTUNITY FOR VARIOUS BUSINESS VENTURES



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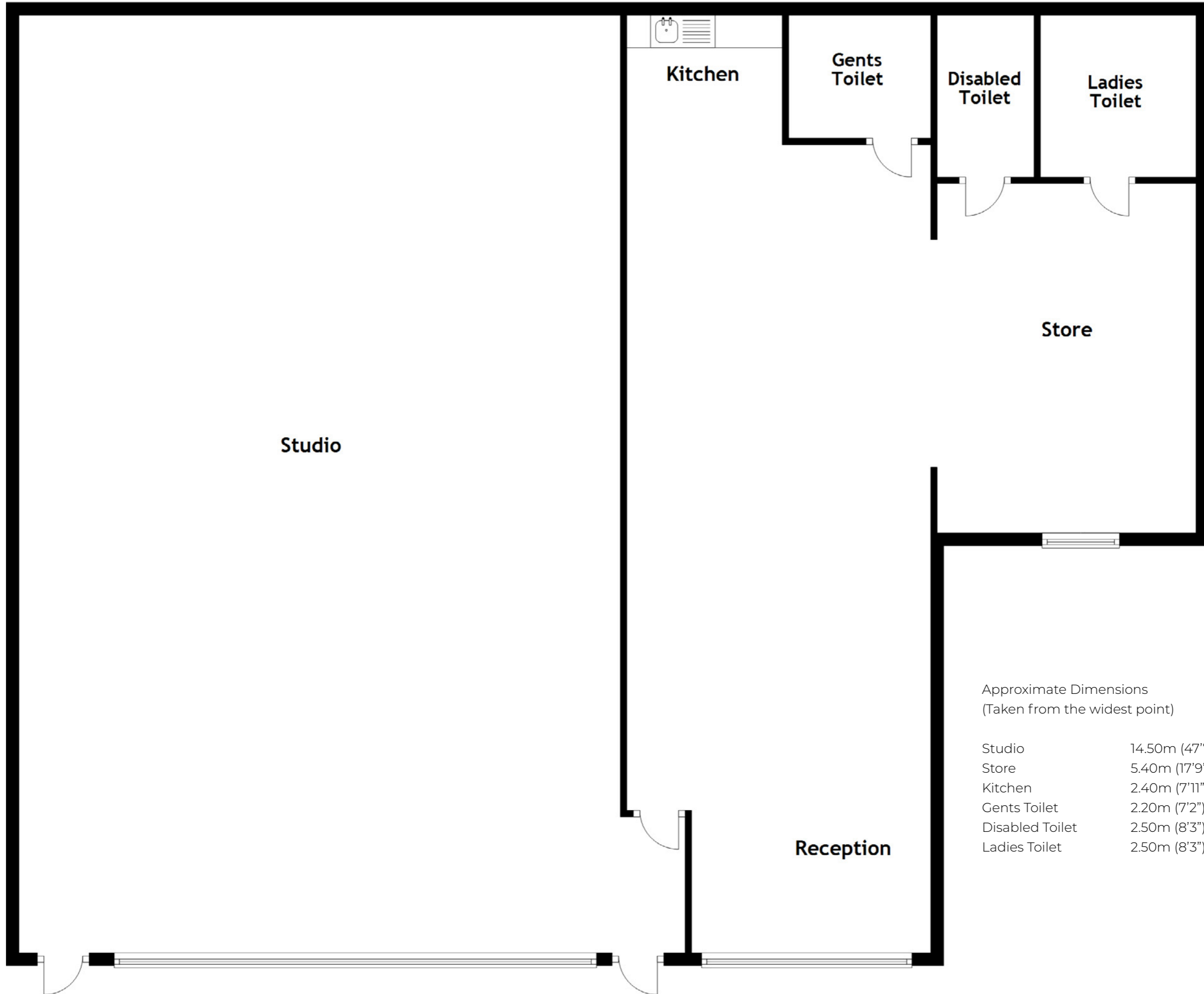




McEwan Fraser Legal is delighted to present this exciting opportunity. Located in a thriving residential area on the northern outskirts of Arbroath, near St Vigean, this versatile commercial unit offers an exceptional opportunity for various business ventures. Previously utilised as a car showroom, a cycle shop and repair center, and most recently a dance studio, the premises have demonstrated their adaptability and potential. With the possibility of planning permission for residential conversion, the unit provides significant flexibility for future use.

The spacious interior features ladies, gents, and disabled toilet facilities, ensuring accessibility for all. A well-equipped kitchen area, an office and a waiting area, and a large studio space cater to a variety of commercial needs. The layout is designed to support a range of activities, making it an ideal choice for businesses looking to establish themselves in a community setting.





Approximate Dimensions
(Taken from the widest point)

Studio	14.50m (47'7") x 9.30m (30'6")
Store	5.40m (17'9") x 4.00m (13'2")
Kitchen	2.40m (7'11") x 1.90m (6'3")
Gents Toilet	2.20m (7'2") x 1.90m (6'3")
Disabled Toilet	2.50m (8'3") x 1.50m (4'11")
Ladies Toilet	2.50m (8'3") x 2.40m (7'11")

Studio

Kitchen

Gents Toilet

Disabled Toilet

Ladies Toilet

Store

Reception

THE LOCATION

This commercial property is perfectly situated in the vibrant town of Arbroath, a bustling coastal town renowned for its historic charm and thriving community. Located in a prime area, the property benefits from excellent visibility and easy accessibility, making it an ideal choice for a wide range of business ventures.

Arbroath boasts a rich cultural heritage, famously known for the Arbroath Abbey and its picturesque harbour. The town is a popular destination, attracting both locals and tourists who enjoy its scenic beauty and vibrant town center. The property is strategically positioned to capitalize on this foot traffic, providing a substantial customer base for any business. With its proximity to major arterial routes, the property offers convenient access to surrounding areas, enhancing its appeal for both local and regional clientele. In addition to its prime location, the property is surrounded by essential amenities, including restaurants, shops, and services, contributing to the convenience and attractiveness of the location. The vibrant local economy, coupled with Arbroath's scenic appeal, creates an ideal setting for businesses to thrive.

This commercial property in Arbroath presents a fantastic opportunity to establish or expand your business in a dynamic and supportive community. Its strategic location, excellent accessibility, and the vibrant local economy make it a highly desirable choice for discerning business owners.

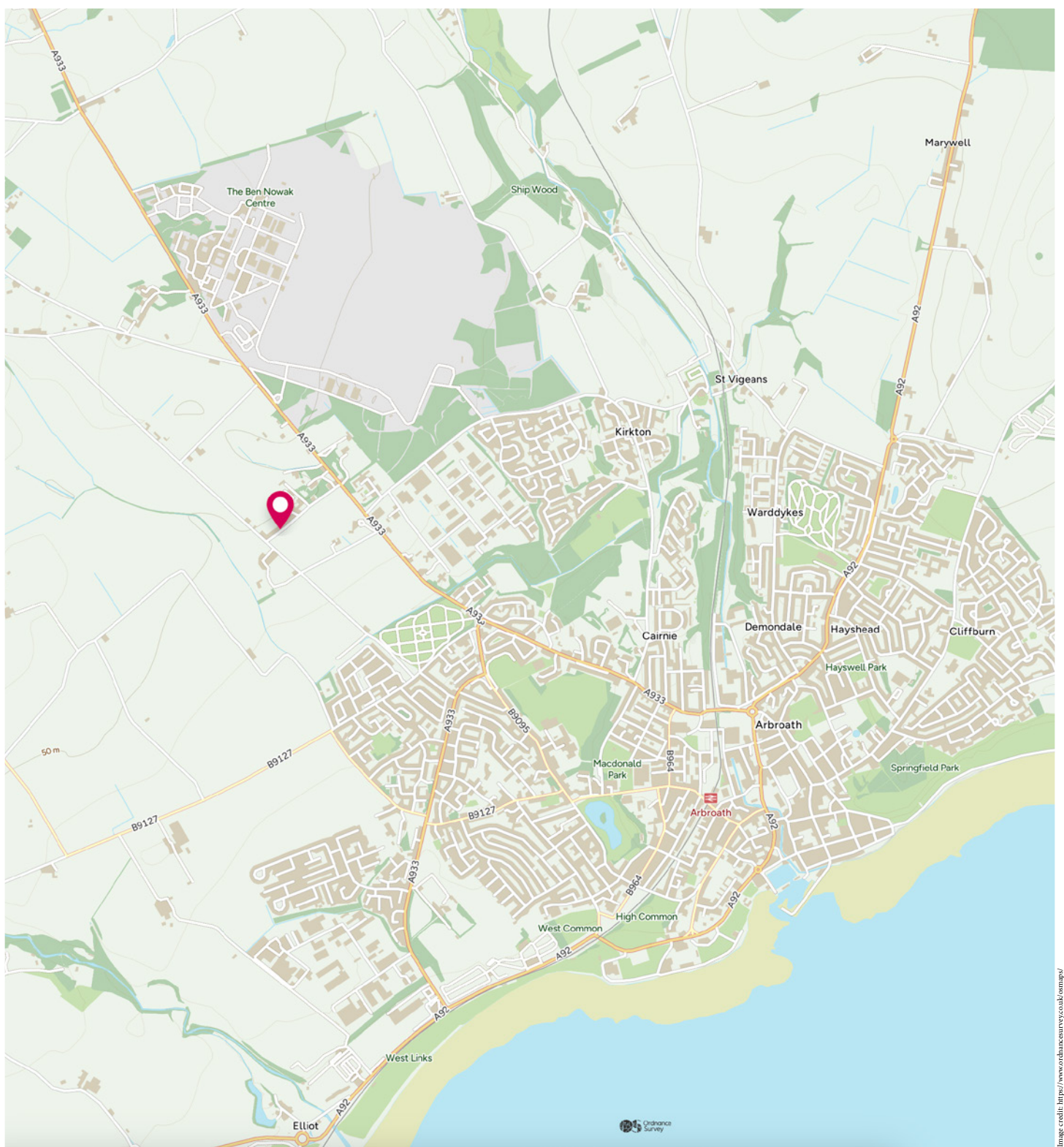


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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