



42a St David Street | Brechin | DD9 6EQ  
Offers Over £35,000

**T. DUNCAN & CO.**  
Solicitors • Estate Agents







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**Offers Over £35,000**

Set within a prime central location of Brechin this single fronted shop premises presents an ideal opportunity to purchase a commercial property within a busy area. Fitted with a double glazed window and entry door which leads into the main shop area which has power, light and a cupboard housing the electric meter (11'10 x 17'6, 3.63m x 5.35m). To the rear there is an office area, storage area and kitchen facility with sink and wash hand basin. There is access from here into a WC with toilet and wash hand basin, lighting and an Expelair (7'10 x 12'7, 2.40m x 3.84m)

**Local Authority:** Angus Council

**Post Code:** DD9 6EQ

**Viewing:** By arrangement through agent

*N.B. The foregoing particulars are believed to be accurate. They have been carefully prepared for the guidance of intending purchasers but their accuracy is not guaranteed and they do not form part of any contract of Sale. All measurements are approximate and have been made using an electronic measuring device. The measurements may, therefore, be subject to a slight margin of error. Should the size of any measurement be essential then intending offerers are strongly advised to check carefully for themselves. Prospective purchasers are requested to note their interest with the selling agents in order that they may be advised of any closing date etc. No member of staff of T Duncan & Co has authority to give any undertaking or assurance in respect of this or any other property. Please note that none of the services/systems have been tested by our clients of their agents and no warranty is given regarding the condition of same. Please note that this is a draft Schedule. For a free no obligation valuation of your own property call our Property Department on 01674 672353.*

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