



42a St David Street | Brechin | DD9 6EQ

Offers Over £30,000

T. DUNCAN & CO.

Solicitors • Estate Agents





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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)

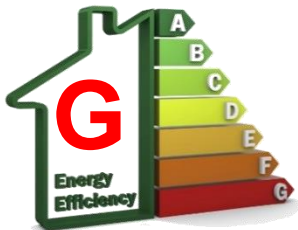


**Local Authority:** Angus Council

**Council Tax Band:**

**Post Code:** DD9 6EQ

**Viewing:** By arrangement through agent



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