



82 Castle Street, Forfar
DD8 3AA

- Ground Floor Commercial Unit
- May Suit a Variety of Commercial Uses
- Extends to 44.46 sq.m. / 479 sq.ft.
- May Qualify for 100% Rates Relief



LOCATION

Forfar is located 17 miles north of Dundee and 32 miles south of Aberdeen, accessed from the A90 dual carriageway. With a resident population of approximately 14,000, Forfar forms one of the principal market towns within the district of Angus and is also a popular commuter hub benefiting from a vibrant town centre at its heart.

The subjects are situated on the east side of Castle Street within close proximity of the junction with Manor Street towards the mid-point of Forfar's principal retail pitch. Surrounding occupiers include a mixture of local traders. On street car parking is available nearby.

The approximate location is shown by the OS Plan.

DESCRIPTION

The subjects comprise a ground floor retail unit contained within a two storey plus attic, traditional stone constructed mid terraced tenement under a pitched and slated roof.

The subjects comprise an attractive main retail area accessed via a glazed pedestrian door directly from Castle Street. Towards the rear of the property provides staff and storage facilities as well as a kitchen and WC.

The subjects may suit a variety of commercial uses, subject to necessary planning consents.

ACCOMMODATION

We have measured the property in accordance with the RICS Property Measurement (2nd Edition), which incorporates the RICS Code of Measuring Practice (6th Edition), to arrive at the following Net Floor Area:

Description	Size (SQ.M)	Size (SQ.FT)
Ground	44.46	479

RATEABLE VALUE

The subjects are entered in the Valuation Roll with a Net and Rateable Value of £2,850.

The unified business rate for the year 2024/2025 is 49.8p exclusive of water and sewerage rates.

Occupiers may qualify for 100% rates relief, however should satisfy themselves in this regard.

LEGAL COSTS + VAT

For the avoidance of doubt, all figures are quoted exclusive of VAT unless otherwise stated. However, interested parties are advised to satisfy themselves in this regard.

EPC

Available on request.

PRICE

The subjects are available For Sale at a reduced price. Offers are invited for the heritable interest and all enquiries should be made directly to the Selling Agents.

Further information is available from the Sole Selling Agents.

VIEWING + OFFICE ADDRESS

Viewing is through the Sole Selling Agents, Messrs. Graham + Sibbald.

To arrange a viewing please contact:



Grant Robertson
Director
01382 200064
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