

**FOR SALE**  
RETAIL / CLASS 1A



**3 Grampian Park  
Forfar, DD8 1DD**

- Ground Floor Commercial Unit
- May Suit a Variety of Commercial Uses
- Extends to 54.94 sq.m. / 591 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 facing the A94 Glamis Road at the junction with West High Street and A926 Craig O Loch Road. Surrounding occupiers are mixed commercial and residential. Car parking is available to the rear of the property.

The approximate location is shown by the OS Plan.

## DESCRIPTION

The subjects comprise a ground floor retail unit contained within a single storey plus basement building of brick block construction.

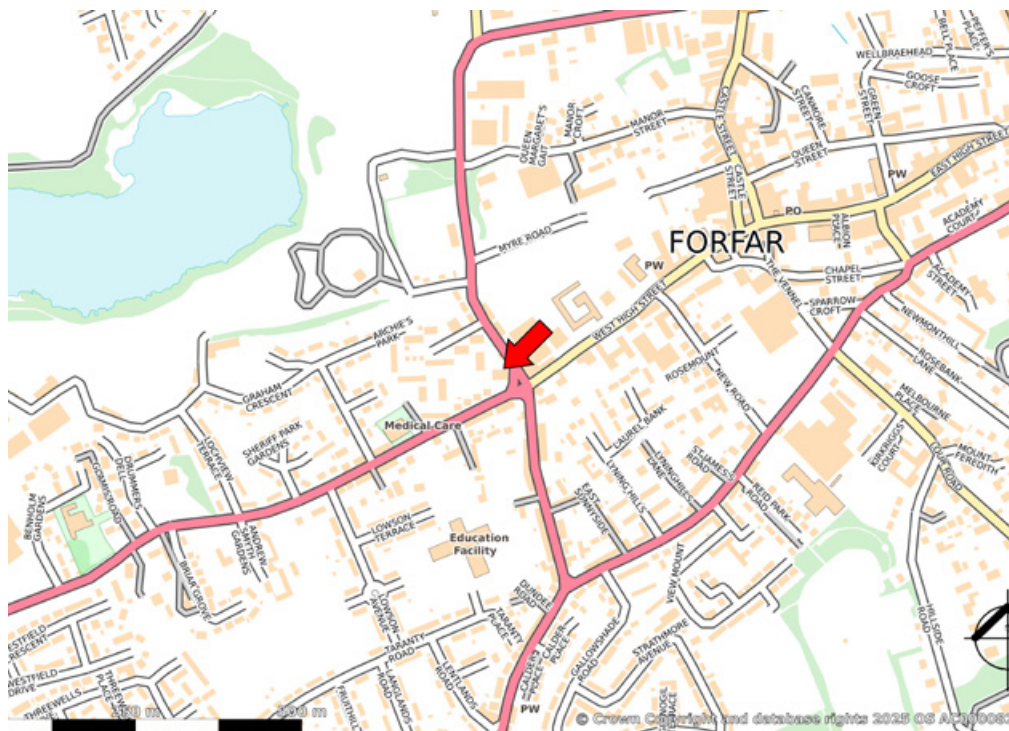
The subjects comprise a main retail area at the front which benefit from an attractive full height glazed display frontage to the road junction. Towards the rear, the unit provides an additional room/office as well as kitchenette facilities and WC.

At the rear there are steps to a small basement which provides storage space as well as an access to the rear of the property where there is a private garage beneath belonging to the subjects as well as communal parking at the rear.

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

## ACCOMMODATION

We have measured the property to arrive at the following Net Floor Area:



Description	Size (SQ.M)	Size (SQ.FT)
Ground	48.26	519
Basement	6.68	72
Total	54.94	591

## RATEABLE VALUE

The subjects are entered in the Valuation Roll with a Net and Rateable Value of £3,100.

The unified business rate for the year 2025/2026 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. Offers over £40,000 are invited for the heritable interest.

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  
Grant.Robertson@g-s.co.uk  
01382 200064



**Charles Clark**  
Commercial Property Agent  
Charles.Clark@g-s.co.uk  
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Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

## IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
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6. Date of Publication: July 2025