

Ryden

TO LET

**WORKSHOP AND OFFICE
EXTENDS TO 879 SQ. M
(9,461 SQ. FT)**



**OLD BRECHIN
ROAD
FORFAR
DD8 3DX**

**SUBSTANTIAL
INDUSTRIAL UNIT**

**ESTABLISHED
COMMERCIAL
/ INDUSTRIAL
LOCATION**

EXTENSIVE YARD

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LOCATION

Forfar has a resident population of approximately 14,000 and is one of the principal market towns within a district of Angus and is located 17 miles north of Dundee and 32 miles south of Aberdeen with excellent access to the A90 dual carriageway. Due to its location, Forfar is a popular commuter town benefitting from a vibrant town centre at its heart.

The subjects are situated to the north of Forfar town centre, immediately adjacent to the Old Brechin Road.

DESCRIPTION

The subjects comprise a series of adjoining buildings providing trade counter / showroom and workshop areas contained within a yard extending to approx. 0.4 acres.

The buildings themselves are of brick / block construction and held underneath a multi pitched roof, in part timber truss and over clad in cement sheeting. Three of the four areas are interconnected whilst the remaining workshop is accessed from the yard.

Pedestrian access is granted directly from Old Brechin Road and leads into the trade counter / showroom area. This area in turn leads to the workshop areas, providing mainly open plan space that maybe suitable for a variety of industrial type uses.

The yard can be accessed at two different points and provides substantial, secure storage space.

ACCOMMODATION

We have measured the property in accordance with the RICS Property Measurement 2nd Edition and have calculated the floor areas in accordance with the RICS Code of Measuring Practice (6th Edition) to arrive at the gross internal floor area as follows; **879 sq. m. / 9,461 sq. ft.**



LEASE TERMS

TENANT	Keyline Builders Merchants Limited
RENT AND RENT REVIEW	£33,000pa Rent review - 31/10/2023
LEASE END DATE	30/10/2028
REPAIRING OBLIGATION	FRI, subject to a schedule of condition

We have been instructed by the tenant to assign their interest in the lease as summarised above.

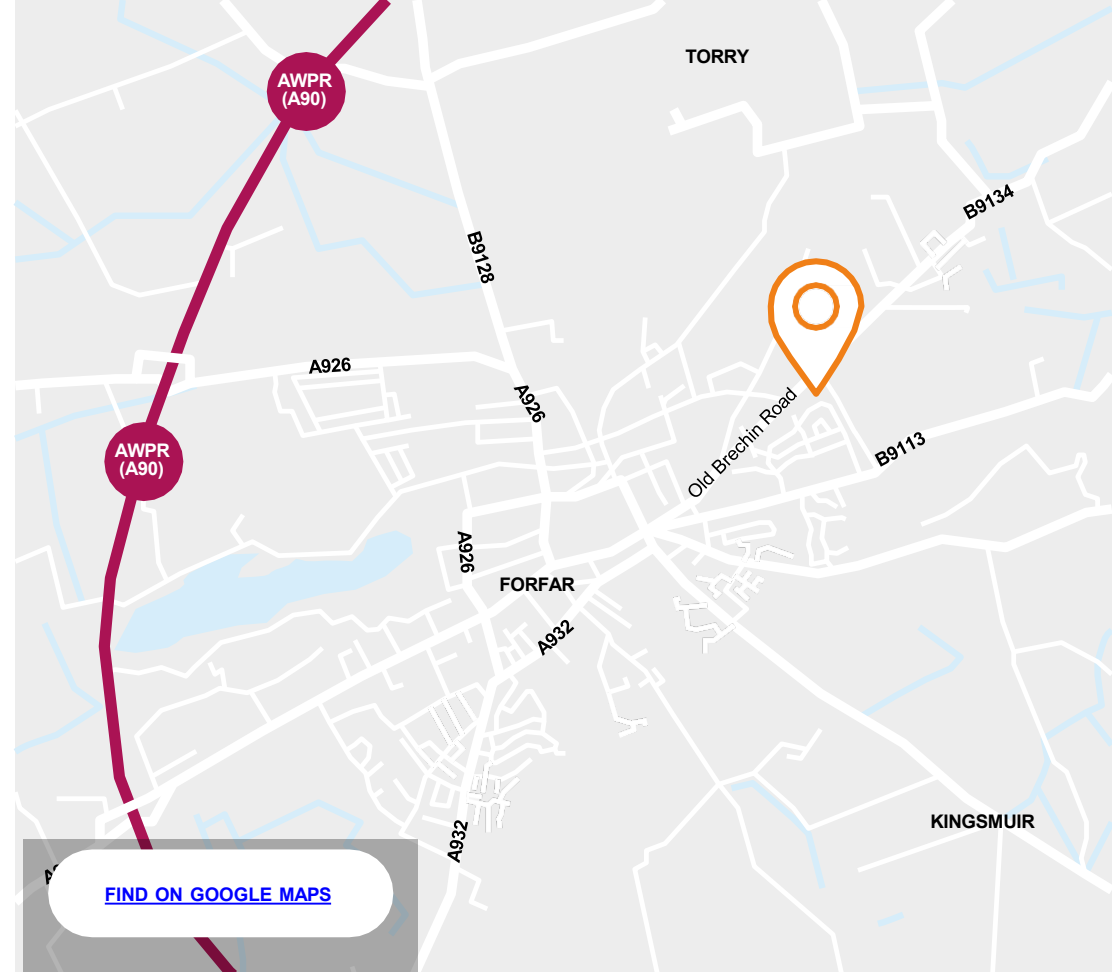
Further details on lease terms and space available are available

ENERGY PERFORMANCE CERTIFICATE (EPC)

Available upon request

VAT

For the avoidance of doubt all figures quoted are exclusive of VAT unless otherwise stated and any prospective tenant should satisfy themselves independently as to the incidence of VAT involved in this transaction.





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GET IN TOUCH

To arrange a viewing, or for further information, please contact:

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Ryden

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Ryden

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives /exchange, required to enable the agents to meet their respective obligations under the Regulations. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty what ever in relation to this property. **April 2024**



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