# FOR SALE

**(BACK ON THE MARKET DUE TO ABORTED NEGOTIATIONS)**

## SALON / RETAIL PREMISES

**ADJOINED PROPERTIES**

**PROMINENT TOWN CENTRE LOCATION**

**SUITABLE FOR A VARIETY OF USES**

**100% RATES RELIEF**

**NIA: 108.52 SQ M. (1168 SQ FT.)**

**OFFERS OVER £55,000**

VIDEO TOUR
87 CASTLE STREET

VIDEO TOUR
91 CASTLE STREET



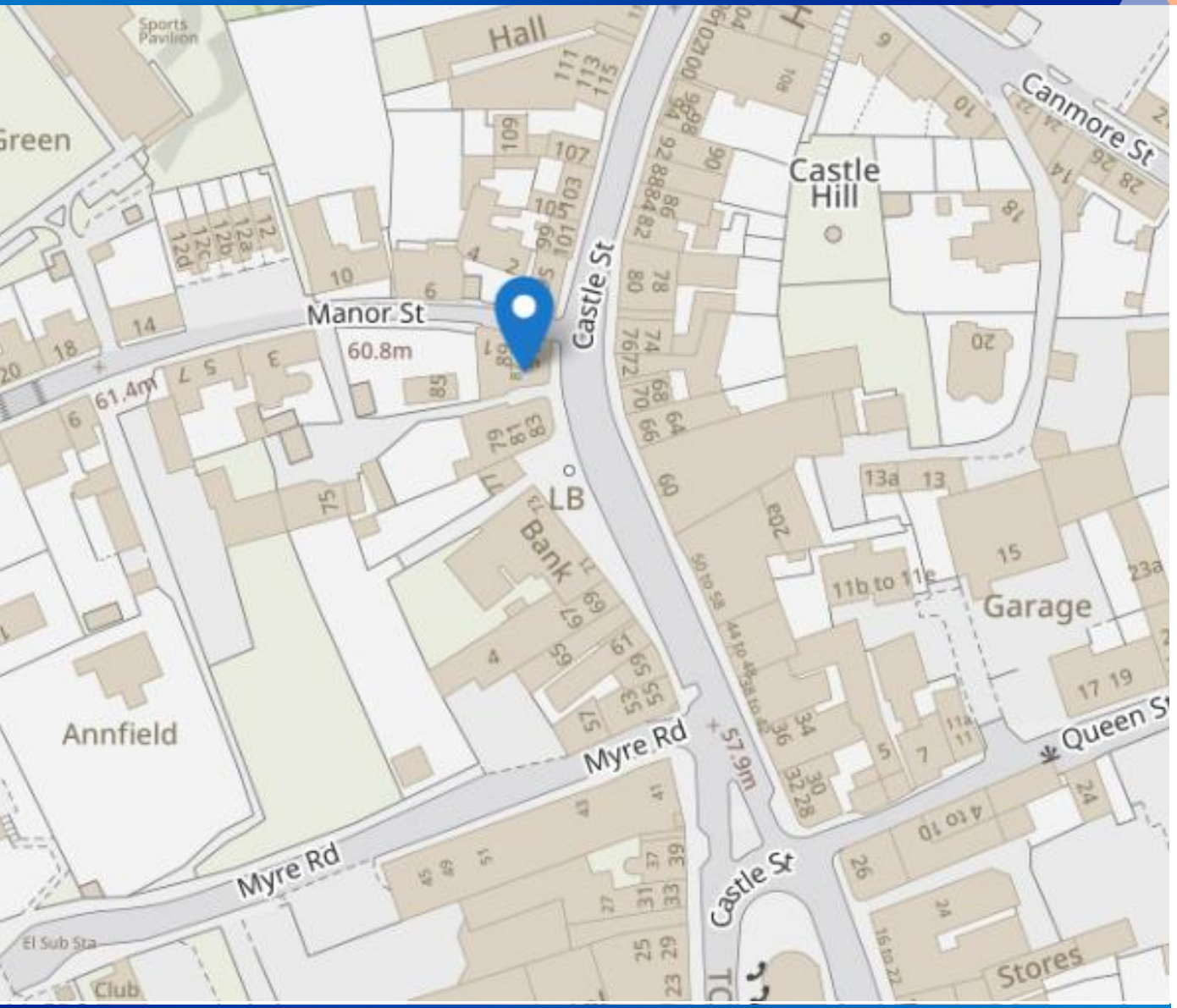

## 87-91 CASTLE STREET, FORFAR, DD8 3AG

**CONTACT: Jamie Hutcheon** jamie.hutcheon@shepherd.co.uk | 01382 878005 | **shepherd.co.uk**

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# Location






FIND ON GOOGLE MAPS

## LOCATION

Forfar is one of the principal towns within the local authority region of Angus and is situated some 27 km (17 miles) north of Dundee and 84 km (52 miles) south of Aberdeen.

Forfar is the administrative centre for Angus Council, who occupy an extensive office complex located on the western edge of the town adjacent to the A90 dual carriageway, which links south towards Dundee and north towards Aberdeen. The town has a resident population of around 16,300 persons (Angus Council).

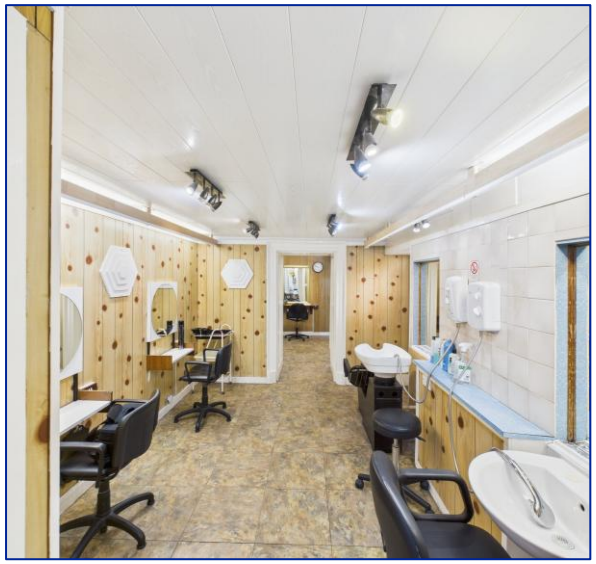
The subjects are located on Castle Street, a busy thoroughfare in the town centre.

The property benefits from on-street parking in its immediate vicinity as well as several public car parks located nearby.

Neighbouring occupiers comprise a mix of both local and national retailors.

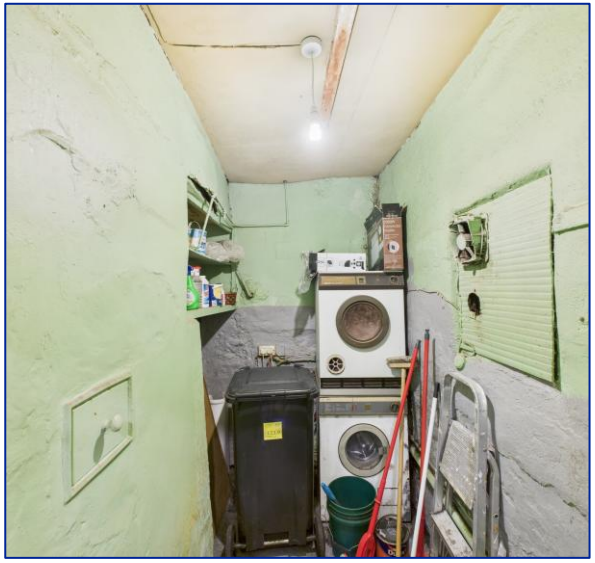
# Description











## DESCRIPTION

The subjects comprise two ground floor units with shared frontage onto Castle Street, a prime retail pitch in Forfar's Town Centre.

Internally the accommodations provide flexible open space suitable for a variety of commercial uses.

87 Castle Street has most recently been used as a jewelers.

Internally the unit offers an open-plan display area, with additional workshop and storage space located to the rear.

91 Castle Street comprises a well-arranged salon which benefits from W.C facilities and additional storage space.

## ACCOMODATION

| | $m^2$ | $ft^2$ |
|---|---|---|
| **87 Castle Street** | 67.32 | 725 |
| 91 Castle Street | 41.2 | 443 |
| **Total** | **108.52** | **1,168** |

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

# Description













# The Detail



## PRICE

Our client is inviting offers in excess of £55,000 for their heritable interest.

## RATEABLE VALUE

The subjects have been assessed for rating purposes and have been entered in the valuation roll at:

87 Castle Street : £3,550.

91 Castle Street - £2,800.

The Unified Business Rate for 2026/2027 is 48.1p exclusive of water and sewerage.

The subjects benefit from rates relief through the Small Business Bonus Scheme.

## ENERGY PERFORMANCE CERTIFICATE

Available upon request.

## VAT

No VAT will be payable on this sale.

## LEGAL COSTS

Each party to bear their own legal costs in connection with this transaction.

## Get in Touch

**For further information or viewing arrangements please contact the sole agents:**

**Jamie Hutcheon**
Jamie.hutcheon@shepherd.co.uk

**Shepherd Chartered Surveyors**
13 Albert Square, Dundee, DD1 1XA
**t: 01382 878005**

**ANTI MONEY LAUNDERING REGULATIONS**

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but 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 J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. PUBLICATION DATE NOVEMBER 2026

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