

RETAIL / OFFICE

- > RENT £100 PER WEEK
- > GIA: 66.5 SQ M (716 SQ FT)
- > 100% RATES RELIEF
- > NO NEWSAGENT/ GROCERY BUSINESS USE
- > SUITABLE FOR A VARIETY OF USES SUCH AS HAIR/ BEAUTY/ DOG GROOMING/ COMPLEMENTARY THERAPIES
- > CCTV, ALARM, ELECTRIC SHUTTERS



TO LET

79 THORNTON PARK, FORFAR, DD8 1HQ

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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, just to the east of the A90 dual-carriageway.

The town has a resident population of approximately 14,000 persons (Source Angus Council).

The subjects are located on Thornton Park within a predominantly residential housing estate, south-west of Forfar town centre.

DESCRIPTION

The subjects comprise a ground floor single storey purpose-built brick property with flat roof over.

A recessed doorway offers access to an adequate trading area.

Internally there is a small store, kitchen and staff WC located towards the rear of the property.

ACCOMMODATION

Ground floor – 66.5 SQ M (716 SQ FT)

The foregoing areas have been calculated on a Gross Internal Area (GIA) basis in accordance with the RICS Code of Measuring Practice (Sixth Edition).

RENTAL TERMS

The property is available on traditional full repairing and insuring lease terms.

Offers over £100 per week are invited for a negotiable number of years.

RATEABLE VALUE

The current Rateable Value is £2,650.

The rate multiplier for 2022/2023 is 49.8p.

The subjects qualify for up to 100% rates relief via the small business bonus scheme. Please call for details.

VAT

Prices are quoted exclusive of VAT (if applicable).

EPC

Released on application.

LEGAL COSTS

Each party to bear their own legal costs in the connection with this transaction with the tenant/purchaser being responsible for LBTT, registration dues and VAT thereon.

MONEY LAUNDERING

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.



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

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