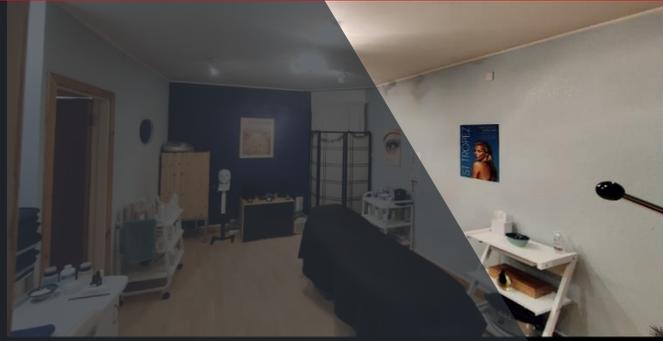


REDUCED PRICE



RETAIL UNIT IN FORFAR

- PROMINENT TOWN CENTRE LOCATION
- SUITABLE FOR A VARIETY OF COMMERCIAL USES SUBJECT TO CONSENT
- 44.81 SQ.M (482 SQ.FT).
- OFFERS OVER £30,000

FOR SALE

106 CASTLE STREET, FORFAR, DD8 3HR

CONTACT: Gavin Russell g.russell@shepherd.co.uk - T: 01382 878005 - www.shepherd.co.uk



LOCATION

Forfar is one of the principal towns within the local authority region of Angus and is situated some 27km (17 miles) north of Dundee and 84km (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 the east side of Castle Street near the junction with Canmore Street towards the northern end of the street in a mixed commercial and residential location within Forfar Town Centre.

Occupiers within the immediate vicinity include a number of local retailers and leisure operators. Some national occupiers on Castle Street include Lloyds Pharmacy, Specsavers, Costa and Poundstretcher.

DESCRIPTION

The subjects comprise a retail unit arranged over ground floor and contained within a three storey mid-terraced tenement building with later extensions to the rear.

The subjects benefit from a traditional retail frontage with timber framed display windows and a recessed timber entrance door leading from Castle Street.

Internally the subjects comprise a main reception/waiting area to the front with a separate room to the rear. There is further storage and a toilet with single W.C. A fire exit door leads out to the communal close to the rear.

VAT

All prices quoted are exclusive of VAT which may be applicable.

LEGAL FEES

Both parties shall be responsible for their own legal costs with the purchaser responsible for any land and building transaction tax (LBTT), registration dues etc. and VAT thereon.

ENERGY PERFORMANCE CERTIFICATE

Awaiting confirmation.

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.

TERMS

Our client is seeking offers over £35,000 for their heritable interest.

ACCOMMODATION

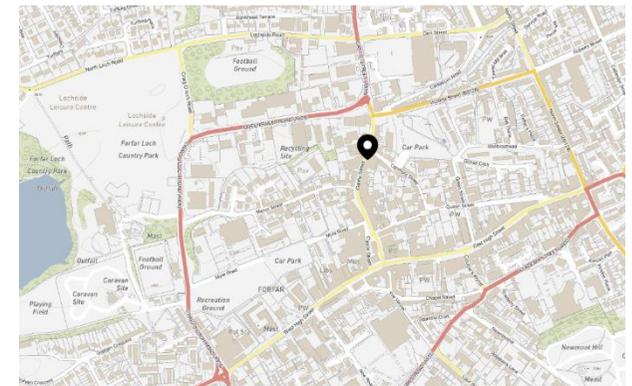
	m ²	ft ²
Ground Floor	44.81	482
TOTAL	44.81	482

The above areas have been calculated from on-site measurements on a net internal area basis in accordance with the Sixth Edition of the RICS Code of Measuring Practice.

RATING

The premises have been entered into the Valuation Roll at a Rateable Value of £3,400.

The subjects therefore qualify for up to 100% small business relief. Please call for details.



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

Shepherd Chartered Surveyors 13 Albert Square, Dundee, DD1 1XA 01382 200454

Gavin Russell – g.russell@shepherd.co.uk

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: AUGUST 2023**

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