



## OFFICE / RETAIL

- > WELL LOCATED UNIT SUITABLE FOR A VARIETY OF USES.
- > NIA: 60.1 SQ M (646 SQ FT)
- > ON-STREET PARKING
- > UP TO 100% RATES RELIEF
- > OFFERS OVER £8,000 PER ANNUM ARE INVITED

TO LET

**77 CASTLE STREET, FORFAR, DD8 3AG**

**CONTACT:** Scott Robertson, [s.robertson@shepherd.co.uk](mailto:s.robertson@shepherd.co.uk), 07880502651 [www.shepherd.co.uk](http://www.shepherd.co.uk)



## 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 positioned in the heart of the town centre within a busy one-way section of Castle street.

Surrounding properties are a mix of multi-storey town centre buildings with commercial businesses at ground floor level and offices and residential flats on upper floors.

Commercial occupiers within the immediate vicinity include Specsavers and Lloyds pharmacy along with a number of local and regional occupiers.

## DESCRIPTION

The subjects comprise an office unit arranged over ground and first floor and contained within a two-storey property.

The ground floor comprises an open plan office / storage area and WC, the first floor comprises two offices and WC.

## RENTAL

Offers over £8,000 per annum are invited for a negotiable number of years.

## RATING

The current rateable value is £3,200

The rate multiplier for 2023/2024 is 49.8p.

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

## VAT

The subjects have been elected for VAT purposes hence VAT will be charged at the prevailing rate.

## EPC

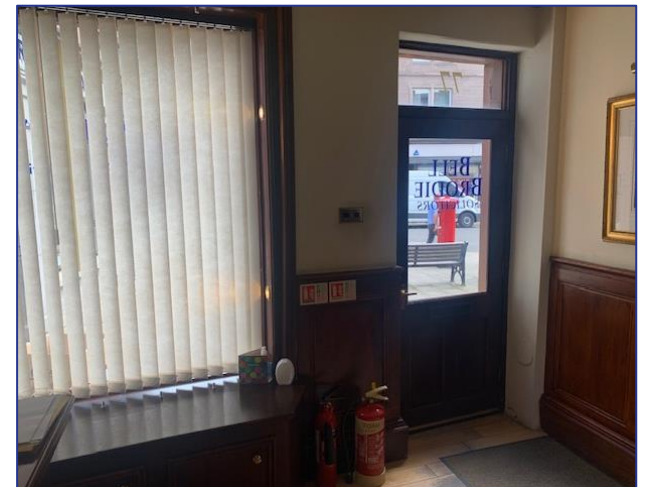
Released on application.

## LEGAL COSTS

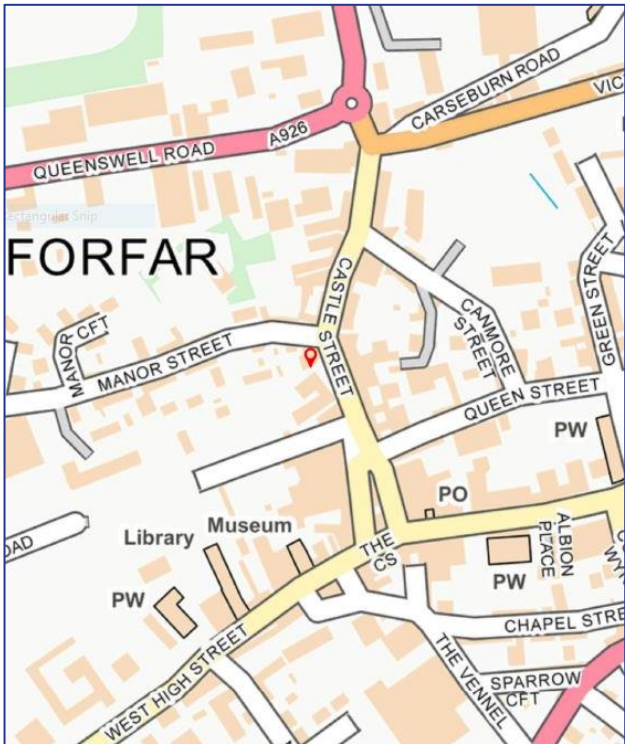
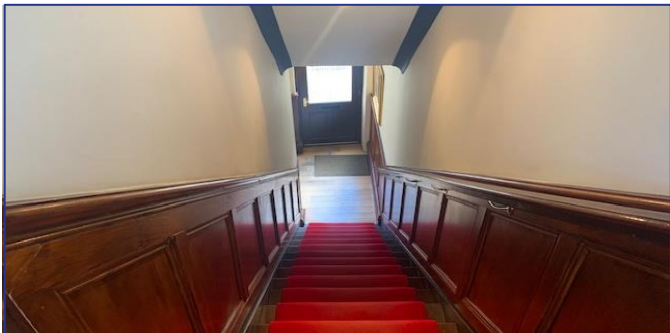
Each party to bear their own legal costs in the connection with this transaction with the tenant being responsible for LBTT registration dues and VAT thereon.

## 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.



| ACCOMMODATION | SQ M  | SQ FT |
|---------------|-------|-------|
| GROUND        | 30.03 | 323   |
| FIRST         | 30.03 | 323   |
| TOTAL         | 60.1  | 646   |



**For further information or viewing arrangements please contact the sole agents:**  
**Shepherd Chartered Surveyors** 13 Albert Square, Dundee, DD1 1XA – T: (01382) 878005  
 Scott Robertson s.robertson@shepherd.co.uk

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