



# TO LET MAY SELL 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

OFFERS TO PURCHASE ARE  
INVITED



VIDEO TOUR



WHAT 3 WORDS

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

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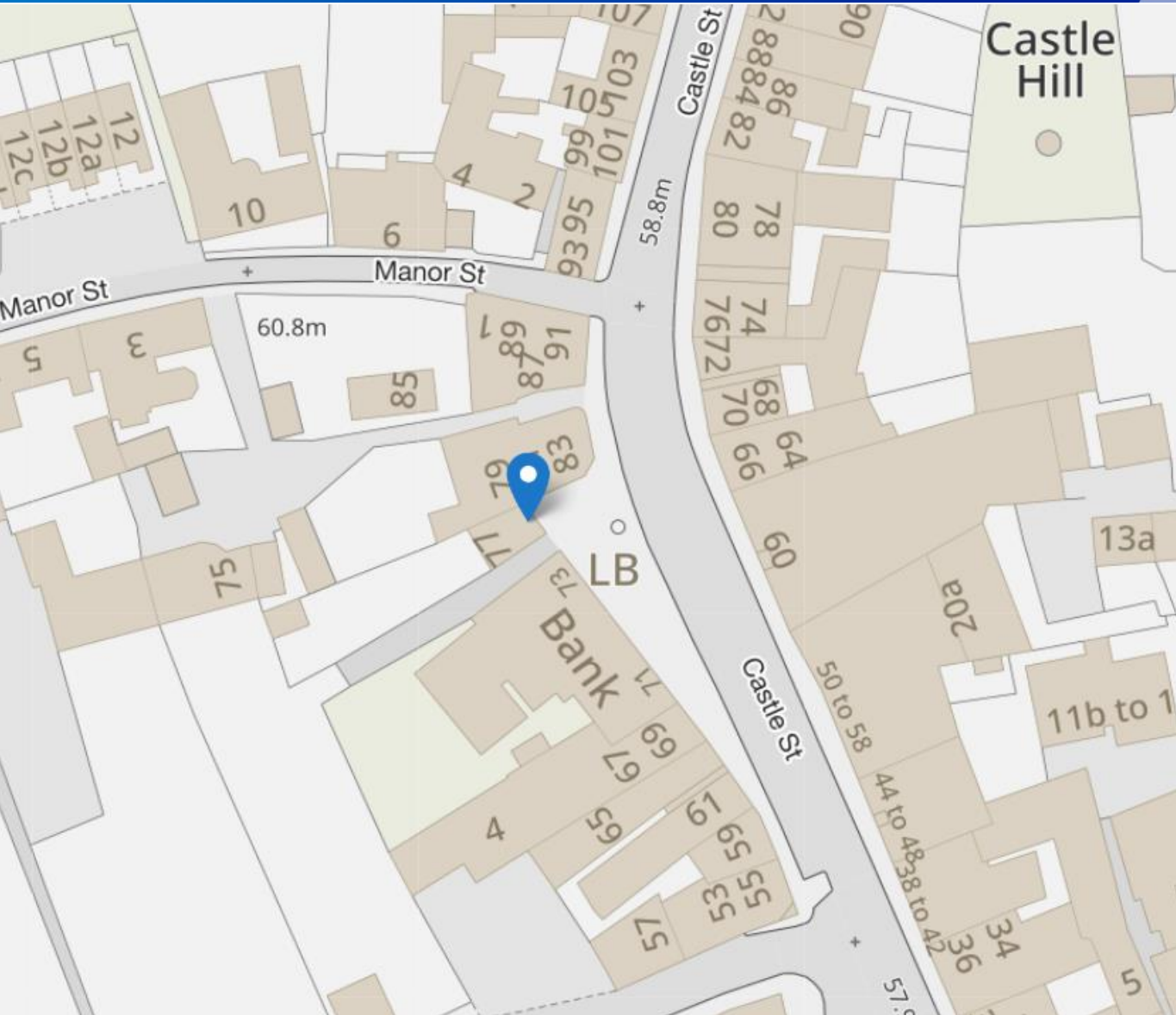
**SHEPHERD**  
COMMERCIAL





# Location & Description

77 CASTLE STREET, FORFAR, DD8 3AG



Office / Retail Premises

## 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 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.



# Description

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## Lease Terms

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

Alternatively, our client may consider a Sale. Offers are invited.

## Rateable Value

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

Rateable Value: £3,200

The Unified Business Rate for 2024/2025 is 49.8p

The subjects qualify for up to 100% Rates Relief via the Small Business Bonus Scheme.

ACCOMMODATION	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	30.03	323
First Floor	30.03	323
<b>TOTAL</b>	<b>60.6</b>	<b>646</b>

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).

## Energy Performance Certificate

An Energy Performance Certificate will be available upon request.

## VAT

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

## 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.

## Viewing / Further Information

Further Information and Viewing Arrangements are available by the Sole Letting Agents.

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. **AUGUST 2024**

## Get in Touch

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



**Scott Robertson**

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**Shepherd Chartered Surveyors**

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## 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.

[shepherd.co.uk](http://shepherd.co.uk)

