



# TO LET

TRADE COUNTER/ WORKSHOP/  
SHOWROOM WITH SECURE YARD

SUBSTANTIAL INDUSTRIAL SPACE

ESTABLISHED COMMERCIAL  
LOCATION ON EASTERN EDGE OF  
FORFAR

OFF-STREET PARKING

EXTENSIVE SECURE YARD

879 SQ. M (9,461 SQ. FT) PLUS YARD  
CIRCA 0.4 ACRES

RENT: £33,000 PER ANNUM



WHAT 3 WORDS

## OLD BRECHIN ROAD, FORFAR, DD8 3DX

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# Location

OLD BRECHIN ROAD, FORFAR, DD8 3DX



## 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 the south side of Old Brechin Road, approximately 1.5km northeast of Forfar town centre in a mixed commercial/residential location.

Surrounding occupiers include Andrew Shepherd Construction, Stonepack, along with several local similar businesses. Whitehills Care Home is also located opposite.

The location provides good access to the local and national road networks and to the town centre where all amenities can be found.



FIND ON GOOGLE MAPS



# Description

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## DESCRIPTION

The subjects comprise a series of adjoining buildings providing trade counter/showroom and workshop areas contained within a yard.

The buildings are of brick / block construction whilst the roofs over are pitched and clad in cement sheeting.

Pedestrian access is granted directly from Old Brechin Road and leads into the trade counter / showroom area. This area in turn leads to the workshop areas, providing mainly open plan space that maybe suitable for a variety of industrial uses.

The yard can be accessed at two different points and provides substantial, secure storage space.

## ACCOMMODATION

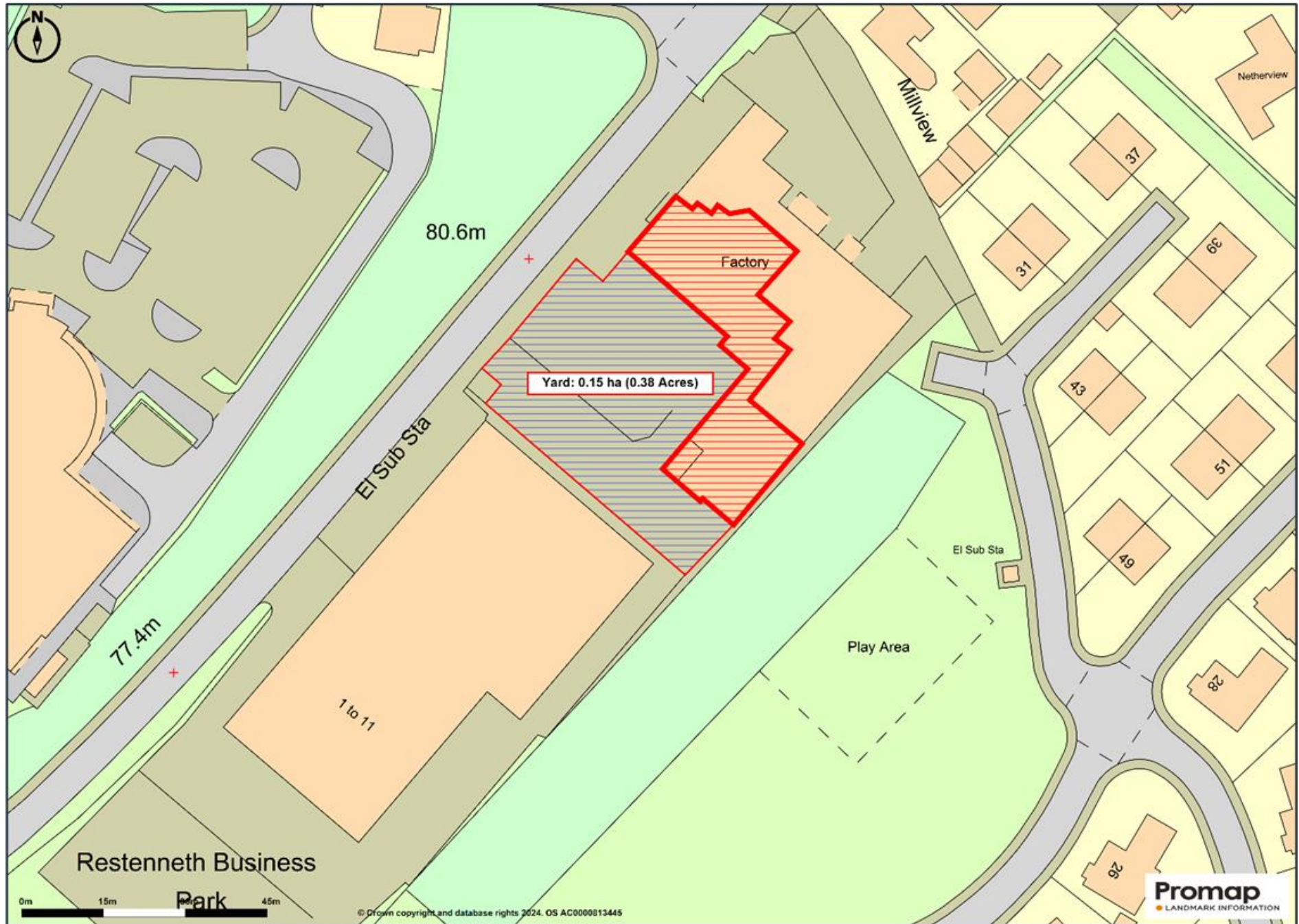
	m <sup>2</sup>	ft <sup>2</sup>
<b>Workshop Space Incorporating Trade Counter and Showroom</b>	879	9,461
<b>TOTAL</b>	<b>879</b>	<b>9,461</b>

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



# Site Plan

OLD BRECHIN ROAD, FORFAR, DD8 3DX





## TERMS

Our client is seeking to assign their leasehold interest in the subjects. The lease terms can be summarised as follows;

<b>TENANT</b>	<b>KEYLINE BUILDER'S MERCHANTS LIMITED</b>
<b>RENT</b>	<b>£33,000 PER ANNUM EXC</b>
<b>RENT REVIEW</b>	<b>30/10/2023</b>
<b>LEASE EXPIRY</b>	<b>30/10/2028</b>
<b>TERMS</b>	<b>FULL REPAIRING AND INSURING (SUBJECT TO SCHEDULE OF CONDITION)</b>

## RATEABLE VALUE

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

RV: £37,700

The unified business rate for 2024/2025 is 49.8p

## EPC

Available on request.

## VAT

For the avoidance of doubt all figures quoted are exclusive of VAT unless otherwise stated and any prospective tenant should satisfy themselves independently as to the incidence of VAT involved in this transaction.

## 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:



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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.

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