



13 Market Street, Forfar, Angus, DD8 3EY

- Ground + Basement & First Floor Office
- May Suit a variety of Uses
- Development opportunity - subject to consents
- Ample car parking
- Extends to 580.20 sq.m. / 6,245 sq.ft.

LOCATION

Forfar is located 17 miles north of Dundee and 32 miles south of Aberdeen, accessed from the A90 dual carriageway. With a resident population of approximately 14,000, Forfar forms one of the principal market towns within the district of Angus and is also a popular commuter hub benefiting from a vibrant town centre at its heart.

More precisely, the subjects are located on the north side of Market Street close to the junction with John Street to the east and the junction of Carseview Road and North Street to the west. Surrounding occupiers are a mix of residential and commercial, which includes local operators and local authority County Buildings.

The approximate location is shown by the OS Plan.

DESCRIPTION

The subjects comprise a large ground, basement and first floor standalone office building of traditional stone construction and a pitched slate roof.

The main entrance is accessed from the car park to the ground floor. The basement can also be accessed directly from street level on Market Street. Each floor contains a number of open plan office rooms, as well toilet and kitchenette facilities.

The subjects may suit a variety of different occupiers or redevelopment subject to consents.

ACCOMMODATION

We have measured the property in accordance with the RICS Property Measurement (2nd Edition), which incorporates the RICS Code of Measuring Practice (6th Edition), to arrive at the following Net Internal Floor Areas:



Description	Size (SQ.M)	Size (SQ.FT)
Ground	177.45	1,910
Basement	199.68	2,149
First	203.07	2,186
Total	580.20	6,245

RATEABLE VALUE

The subjects have a Net and Rateable Value of £25,100.

The unified business rate for the year 2023/2024 is 49.8p exclusive of water and sewerage rates.

LEGAL COSTS + VAT

For the avoidance of doubt, all figures are quoted exclusive of VAT unless otherwise

stated. However, interested parties are advised to satisfy themselves in this regard.

EPC

Available on request.

PRICE

The subjects are available For Sale with offers invited for the heritable interest. Further information is available from the Sole Selling Agents.

VIEWING

Viewing is through the Sole Selling Agents, Messrs. Graham + Sibbald.

To arrange a viewing please contact:



Grant Robertson
Director
01382 200064
Grant.Robertson@g-s.co.uk



Charles Clark
Graduate Surveyor
01382 200064
Charles.Clark@g-s.co.uk

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: December 2023