



**Fairlie House, Kirkton Court  
Kirriemuir, DD8 4JT**

- Large Site Extending to 1.95 Acres
- Unique Development Opportunity
- Substantial Detached Property Currently on Site
- May Suit a Variety of Uses
- All Enquirers Invited



## LOCATION

Kirriemuir, which has an approximate population of 7,000 is located within the heart of Angus, approximately 18 miles north of Dundee and 6 miles west of Forfar off the A90 Edinburgh/Aberdeen dual carriageway. The town is a popular residential location and provides all amenities associated with a settlement of his size, while further retailing opportunities are located within Forfar, which is the administrative headquarters for Angus Council.

The subjects are located to the north of Kirriemuir town center via whiteside. Surrounding buildings are all residential.

## DESCRIPTION

The subjects comprise a part single, two and three story detached former social work office building. Internally the accommodation offers cellular type configuration throughout. There is a passenger lift along with various toilets + kitchen welfare facilities. The part Office part of the property was previously occupied by Angus city council and the rest of the building was occupied by the college.

## ACCOMMODATION

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

Building	Size (Sqft)
Office (Ground)	8,398
Office (First)	3,342
College (Ground)	4,273
<b>Total</b>	<b>16,013</b>



The subject sits on a site of 1.951 acres.

## RATEABLE VALUE

The subjects are entered in the Valuation Roll with a Net and Rateable Value of:

Building	Rate (£)
Office	33,200
College	12,400

The unified business rates for the years 2023/2024 is 49.8p exclusive of water and sewage rates.

## PLANNING

Subjects to obtaining the appropriate statutory consents the subjects may suit a variety of commercial or residential development uses.

## SALE TERMS

The subjects are available for sale all further information from the sole selling agent.

## LEGAL COSTS + VAT

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

## EPC

Available on request

To arrange a viewing please contact:



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Director  
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## IMPORTANT NOTICE

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