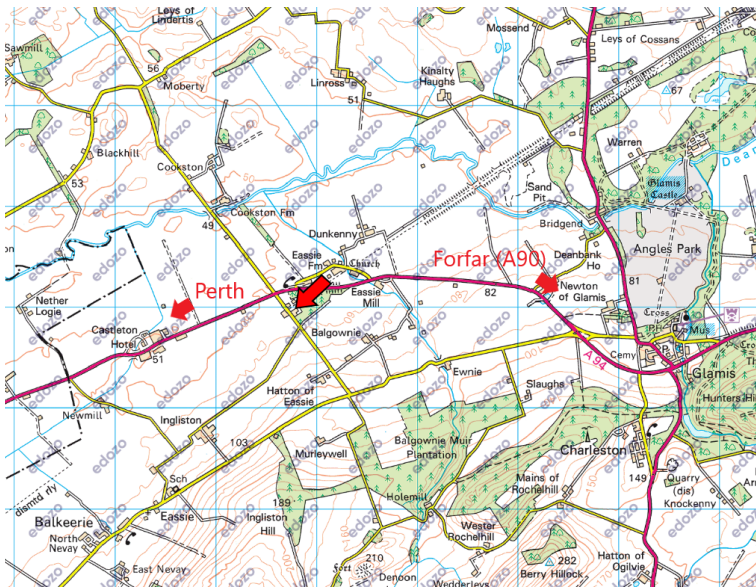




**Sheds and Yards**  
**Crossroads, Eassie, Forfar , DD8 1SG**

- Substantial Commercial Property
- Total Site — 2.85 Acres or Thereby
- Adaptable Buildings
- Rarely Available Opportunity





To arrange a viewing please contact:



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**LOCATION**

The subjects are situated in a rural area some 5 miles west of Forfar and 1 mile west the village of Glamis. The property lies off a minor public road running south from the A94 road linking Forfar to the east and Perth to the west.

Forfar is located some 17 miles north of Dundee and 50 miles south of Aberdeen access from the A92 dual carriageway.

The subjects have excellent road links to the north and south.

**DESCRIPTION**

The subjects comprise an extensive yard extending to 2.85 acres thereby with a variety of industrial sheds on site which are easily adaptable for a variety of uses.

There was a former residential property on site but has since been demolished.

**ACCOMMODATION**

The gross internal area of the building as follows:

	Sq.m	Sq.ft
Total Area	1,498.40	16,128

The total site extends to 2.85 acres.

**RATEABLE VALUE**

The subjects have currently entered into the valuation role with a combined net and rateable value of £11,411.

The unified business rate for the year 2024/2025 is 49.9p exclusive of water and sewerage rates.

The subjects may qualify for 100% rates relief.

**TERMS**

The subjects are for sale at offers in the region of £450,000.

**LEGAL COSTS + VAT**

All figures quoted are exclusive of VAT however our clients reserve the right to charge VAT if applicable.

**EPC**

Available on request.

**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

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