

For Sale/
May Let

REDUCED
PRICE



Prominent Town Centre Retail/Restaurant Unit with Class 3 Planning Consent

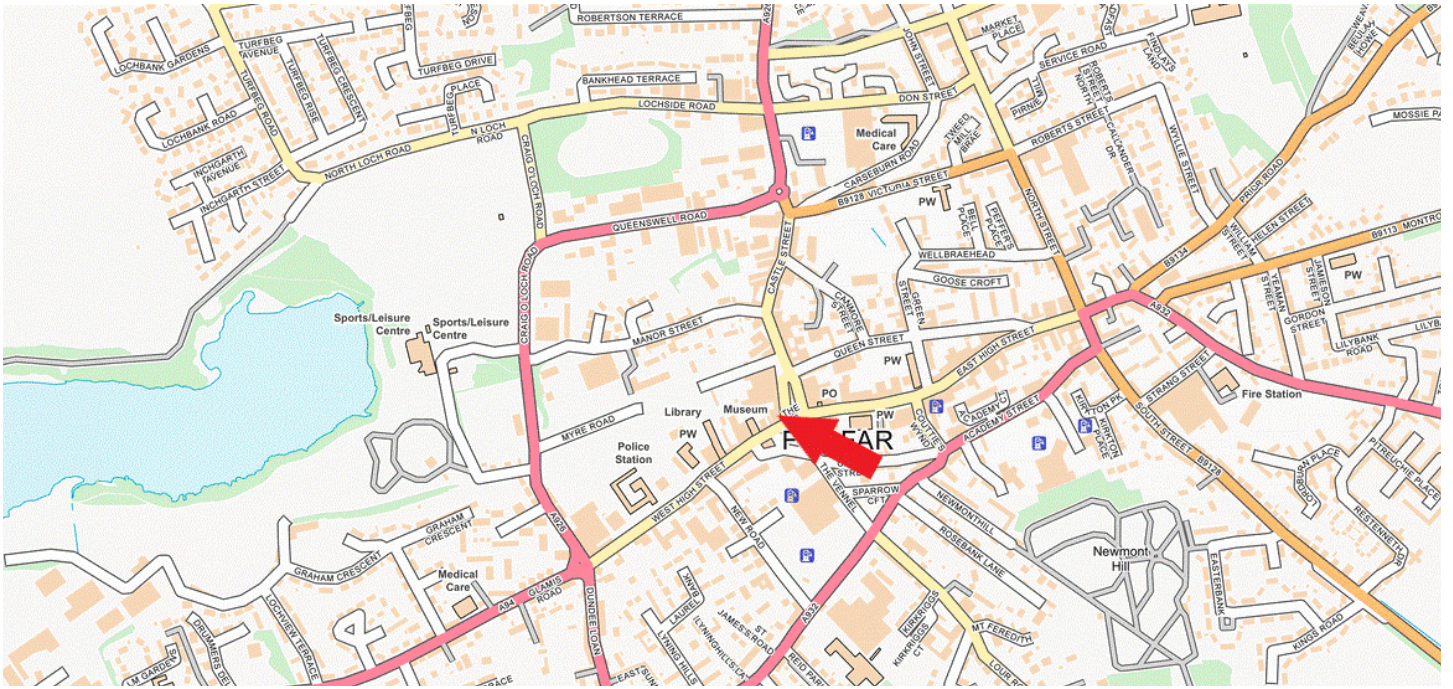
Forfar, 1 Castle Street, DD8 3AE

260.49 sq m [2,817 sq ft]

- Entire Building
- Prime Town Centre Location
- Category B Listed
- May be suitable for alternative uses (Subject to Planning)
- Price: Offers over £115,000
- Rent: Offers over £12,000 per annum

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LOCATION

Forfar is a busy market town in Angus located some 17 miles north of Dundee, 52 miles south of Aberdeen and a short distance to the east of the A90 dual carriageway. It has a resident population of approximately 14,000 persons.

The property is in a prominent town centre location on the corner of Castle Street and West High Street and within the prime retail area of Forfar. Nearby occupiers include Greggs, Coral and British Heart Foundation.

The exact location can be seen on the above plan.

DESCRIPTION

The subjects comprise a Category B Listed, 3 storey and basement building of stone construction under a pitched and slated roof. The property benefits from a large corner window frontage and recessed entrance doorway.

Internally the subjects have most recently been used as a café/restaurant and comprise seating area, kitchen and disabled toilet at ground floor level with further seating area and ladies and gents toilets at first floor level. The second floor is currently being used as storage space. Further storage is provided at basement level accessed via a floor hatch from the main ground floor sales area. The upper floors are accessed via a communal staircase which is shared with the adjoining shop. The property benefits from a dumbwaiter between the ground floor kitchen and first floor of the building.

PLANNING

We are advised that the property benefits from Class 3 (Food and Drink) consent. Other uses may be permissible subject to securing the necessary planning consent. Interested parties are advised to discuss this with Angus Council Planning Department.

FLOOR AREAS

The subjects provide the following floor areas, measured in accordance with the RICS Code of Measuring Practice (Sixth Edition)

| | | |
|--------------|-------------|---------------|
| Ground Floor | 70.13 sq m | (755 sq ft) |
| First Floor | 69.82sq m | (751 sq ft) |
| Second Floor | 63.46 sq m | (683 sq ft) |
| Basement | 57.08 sq m | (628 sq ft) |
| Total | 260.49 sq m | (2,817 sq ft) |

PRICE

Offers over £115000 are invited for our clients heritable interest in the subjects.

RENT

Our client may also consider offers to lease the premises at offers over £12,000 per annum.

VAT

Any price/rent quoted is exclusive of VAT which may be applicable.

RATING ASSESSMENT

The valuation role shows a rateable value of £11,400 with effect from 1st April 2023.

The Uniform Business Rate for the year 2023/2024 is 49.8p in the £. Water and waste water rates are also payable.

The ingoing occupier may qualify for 100% relief through the Small Business Bonus Scheme.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of G.

Full documentation is available upon request.

ENTRY

On conclusion of all legalities.

LEGAL COSTS

Each party to bear their own costs in relation to the transaction. The ingoing occupier will be responsible for payment of LBTT and registration dues if applicable.

CLOSING DATE

Whilst a closing date may not necessarily be set all interested parties are advised to note their interest with the sole agents.

OFFERS / VIEWING

All offers should be submitted in writing to the sole agents who will also make arrangements to view.

Contact

Kevin Jackson
 Jackson Chartered Surveyors
 Tel: 01224 900029
 Mobile: 07834 521600
 Email: kevin@jacksonsurveyors.co.uk

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12b Carden Place, Aberdeen, AB10 1UR

Vikinglea, Arbroath, DD11 2QR

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