

GROSS INTERNAL AREA 1,047 SQ.M (11,271 SQ.FT)

SITE AREA 3,856 SQ.M (0.95 ACRES)

SUITABLE FOR ALTERNATIVE COMMERCIAL OR POSSIBLE RESIDENTIAL USE (SUBJECT TO LOCAL AUTHORITY CONSENT).

OFFERS INVITED



FOR SALE

LUNAN PARK RESOURCE CENTRE, GUTHRIE STREET, FRIOCKHEIM, DD11 4SZ

CONTACT: Scott Robertson, s.robertson@shepherd.co.uk, 01382 878005 www.shepherd.co.uk



LOCATION

Friockheim with a population of around 800 persons (source: Angus Council) is a popular Angus village conveniently situated within easy reach of the Angus towns of Forfar, Brechin, Arbroath and Montrose.

Dundee, the main regional centre for retailing and trade, is located approximately 31 kilometres (20 miles) southwest with a journey time of around 30 minutes by car.

The subjects are located on the east side of Guthrie Street within a well populated residential area.

The village has a good level of local amenities including the popular primary school and a local co-op retail unit along with local newsagents and 2 public houses.

TERMS

Offers Invited.

Conditional offers will be considered subject to development specific price agreement.

All offers should be submitted in Scottish Formal Legal Terms.

LEGAL FEES

Each party shall be responsible for their own legal costs with the purchaser assuming responsibility for any LBTT and registration dues.

DESCRIPTION

The subjects comprise a former care facility most recently used as a resource centre.

The building is of traditional brick construction with pitched roof over and incorporates both modern PVC double glazed windows and original timber casement single glazed units.

Internally the subjects comprise various well apportioned rooms with offices, bedrooms, toilets and kitchen facilities.

The property is set within a well maintained corner site extending to approximately 3,856 SQ.M (0.95 Acres).

VAT

Prices are quoted exclusive of VAT (if applicable).

RATEABLE VALUE

The premises have been assessed for rating purposes and are entered in the valuation Roll at:

Net and Rateable value: £32,500.

The Unified Business Rate for the financial year 2019/2020 is 49 pence exclusive of water and sewerage.

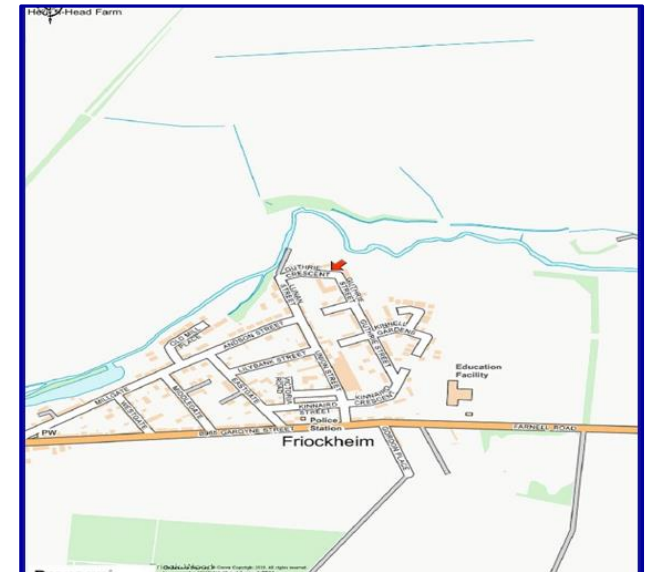
EPC



ACCOMMODATION

By our calculations the main building extends to 1,047 SQ.M. (11,271 SQ.FT)

The above floor areas are presented on a gross internal area basis in accordance with the RICS Code of Measuring Practice (Sixth Edition).



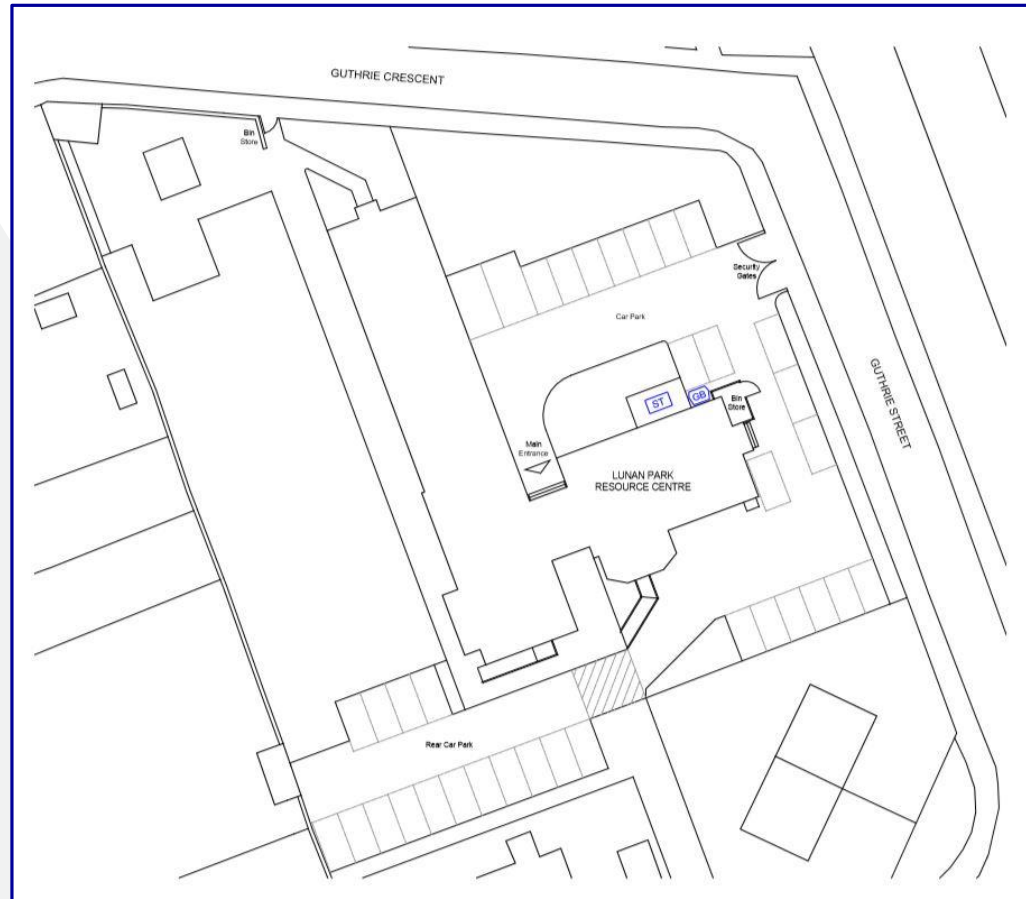
For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 13 Albert Square, Dundee, DD1 1XA 01382 878005
Scott Robertson – s.robertson@shepherd.co.uk

www.shepherd.co.uk



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