

PRICE REDUCTION

RETAIL UNIT

- > WELL LOCATED RETAIL SHOP WITH PUBLIC PARKING CLOSE TO HAND.
- > CLOSE TO NATIONAL MULTIPLES INCLUDING SPECSAVERS, DICKIES PHARMACY, BOOTS AND NATIONWIDE.
- > RATEABLE VALUE £7,500.
- > 100% RATES RELIEF AVAILABLE UNDER SMALL BUSINESS BONUS SCHEME.

FOR SALE (MAY LET)

42 CASTLE STREET, FORFAR, DD8 3AB

CONTACT: Gerry McCluskey - g.mccluskey@shepherd.co.uk; Scott Robertson - s.robertson@shepherd.co.uk www.shepherd.co.uk



LOCATION

Forfar is one of the principal towns within the Local Authority region of Angus and is situated some 27 km (17 miles) north of Dundee and 84 km (52 miles) south of Aberdeen, just to the east of the A90 dual carriageway.

The town has a resident population of approximately 14,000 persons (Source: Angus Council).

The subjects are positioned in the heart of the town centre on a busy one-way section of Castle Street.

Surrounding properties are a mix of multi storey town centre buildings with commercial businesses at ground floor level and offices and residential flats on upper floors.

DESCRIPTION

The subjects comprise a ground floor retail unit forming part of a traditional town centre tenement of stone and slate construction.

The upper floors are in residential use and in separate ownership.

The property has a typical display window and is entered via a pedestrian door to one side, leading into a retail area which in turn leads into a further retail space.

There is staff and storage facilities to the rear and in addition a first-floor store.

ACCOMMODATION	m ²	ft ²
Ground	119.40	1,285
First	19.90	215
TOTAL	139.30	1,500

The foregoing areas have been calculated on a net internal area basis in accordance with the RICS Property Measurement Guidance (2nd Edition).



RATEABLE VALUE

The subjects have been assessed for rating purposes and have been entered in the valuation roll at:

Rateable Value - £7,500

The unified business rate for 2023/2024 is 49.8p.

The subjects qualify for 100% rates relief under the Small Business Bonus Scheme.

TERMS

Our client's preference is to sell their heritable interest.

Asking Price – Offers over £80,000.

Alternatively, the property is available on traditional full repairing and insuring lease terms.

Offers in excess of £8,000 per annum will be considered.

VAT

VAT is not currently charged.

EPC

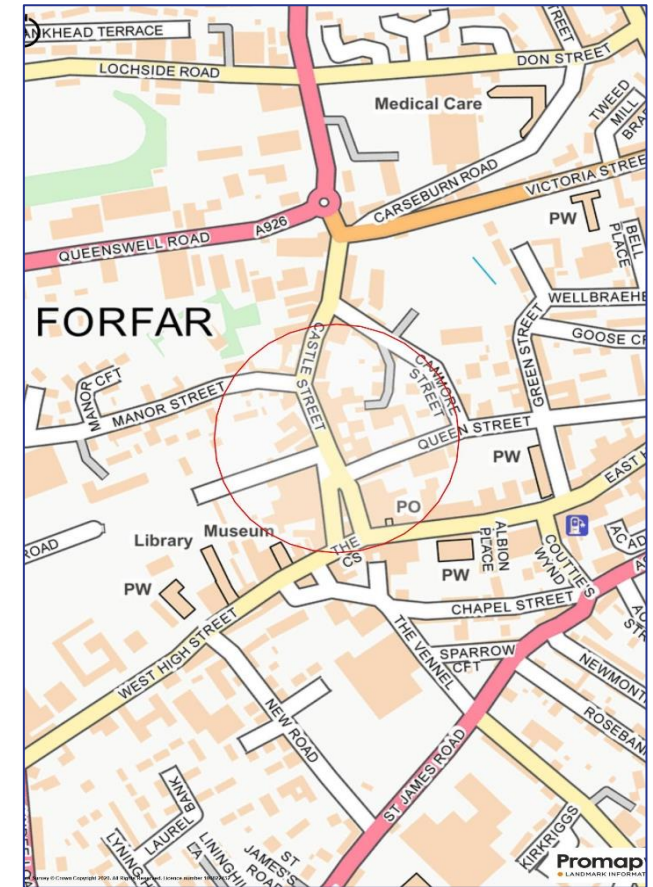


LEGAL COSTS

Each party will bear their own legal costs in connection with this transaction with the ingoing tenant being responsible for any LBTT and registration dues and VAT thereon.

MONEY LAUNDERING

The money laundering, terrorist financing and transfer of funds (information on the payer) regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also and any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.



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

Shepherd Chartered Surveyors 13 Albert Square, Dundee, DD1 1XA - 01382 878005
 Gerry McCluskey g.mccluskey@shepherd.co.uk; Scott Robertson s.robertson@shepherd.co.uk

www.shepherd.co.uk



J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **SEPTEMBER 2023**