

RETAIL PREMISES

- > HIGH STREET LOCATION
- > ON STREET PARKING AVAILABLE
- > CLOSE TO MAIN TRUNK ROAD LINKS
- > CLASS 2 CONSENT
- > 100% RATES RELIEF
- > GROSS AREA – 25.24 SQ.M (272 SQ.FT.)
- > RENTAL OFFERS OVER £4,000 PER ANNUM

TO LET

44 WEST HIGH STREET, FORFAR, DD8 1BA

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



LOCATION

Forfar is one of the principal towns within the local authority region of Angus and is situated some 27km (17 miles) north of Dundee and 84km (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 property is located on the West High Street within the prime retail district of Forfar, facing a busy throughfare, with excellent footfall.

Occupiers in the vicinity include a number of national and local retailers and service providers such as Bank of Scotland, Angus Mortgage Services, Tayside Property Online, Boyd's Law and Forfar Police Station.

DESCRIPTION

The subjects comprise a boutique retail/office premises over the ground floor within a mid-terraced 3 storey stone constructed block. The subjects benefit from an attractive retail frontage.

Internally, the subjects are well presented and incorporate a retail/reception area to the front, with an elevated office, staff area and WC to the rear.

On street parking is available close to the front of the subjects together with a number of public car parks in the vicinity.

RATEABLE VALUE

The premises have been accessed for rating purposes and are entered into the Valuation Roll for the current year at:

Rateable Value £3,000

The unified Business Rate for the financial year 2023/2024 is 49.8 pence exclusive of water and sewage.

The premises therefore qualify for up to 100% Small Business Relief.

| ACCOMMODATION | m ² | ft ² |
|--|----------------|-----------------|
| Retail Area, Office Space, Staff Area And WC Facilities | 25.24 | 272 |
| TOTAL | 25.24 | 272 |

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





EPC

Available upon request.

TERMS

Our clients are inviting rental offers over £4,000 per annum for a negotiable term.

The lease will be on a full repairing and insuring basis.

VAT

Prices are quoted exclusive of VAT.

VIEWING/FURTHER INFORMATION

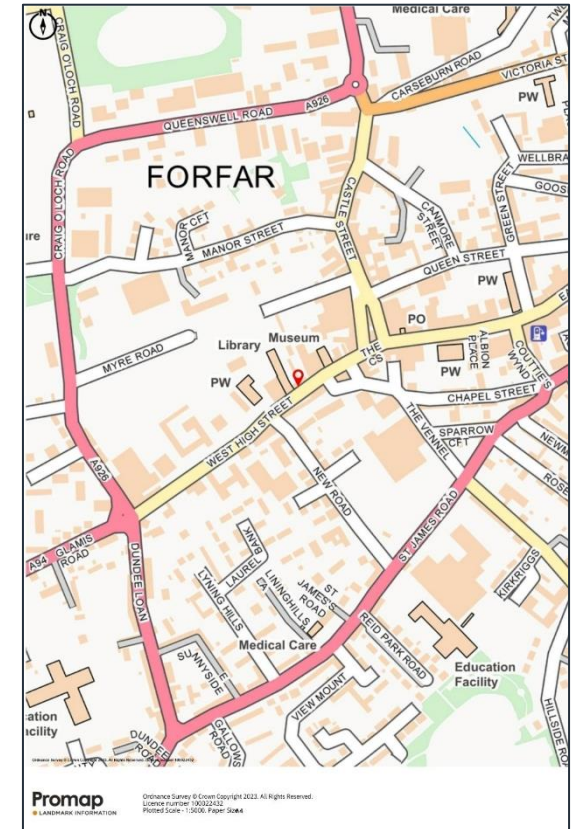
Strictly by appointment with the sole letting agent.

LEGAL COSTS

Both parties shall be responsible for their own legal costs with the purchaser responsible for any land and building transaction tax (LBTT), registration dues etc, 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 T: (01382) 878005
Scott Robertson – s.robertson@shepherd.co.uk – M: 07880502651.

www.shepherd.co.uk

