

FOR SALE

COMMERCIAL / DEVELOPMENT OPPORTUNITY

**GRAHAM
SIBBALD**



4-8 Reform Street
Kirriemuir, DD8 4BS

- Prominent Town Centre Location
- Ground Floor + Basement Commercial Unit
- Attractive Display Frontage
- Extends to 100.11 sq.m. / 1,078 sq.ft.
- May suit a variety of commercial uses, or redevelopment

LOCATION

Kirriemuir, which has an approximate population of 7,000 is located within the heart of Angus, approximately 18 miles north of Dundee and 6 miles west of Forfar off the A90 Edinburgh/Aberdeen dual carriageway. The town is a popular residential location and provides all amenities associated with a settlement of this size, while further retailing opportunities are located within Forfar, which is the administrative headquarters for Angus Council.

The subjects are situated on Reform Street and at the junction of the Roods. Neighbouring occupiers are a mix of local operators.

The approximate location is shown by the OS Plan.

DESCRIPTION

The subjects comprise the ground and basement floor corner unit contained within a traditionally constructed two storey plus basement stone and slate terrace.

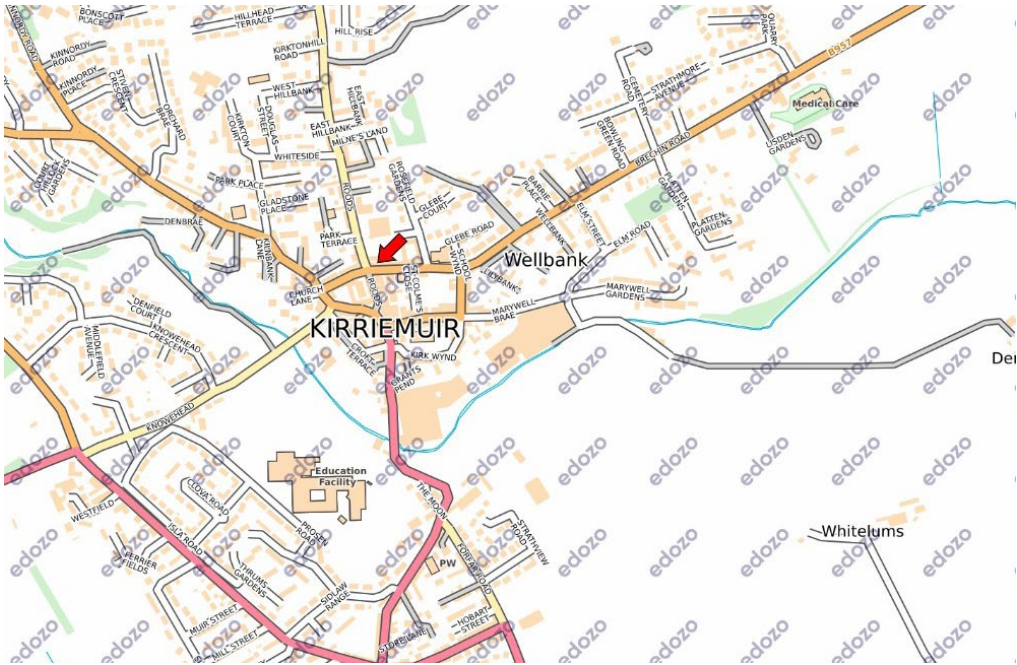
Internally, the property offers open plan space on the ground floor and benefit from a glazed frontage.

The subjects may suit a variety of commercial uses.

ACCOMMODATION

We have measured the property in accordance with the RICS Property Measurement (2nd Edition), which incorporates the RICS Code of Measuring Practice (6th Edition), to arrive at the following Net Internal Floor Areas:

Floor	Size (SQ.M)	Size (SQ.FT)
Ground	100.11	1,078



RATEABLE VALUE

The subjects are entered in the Valuation Roll with a Net and Rateable Value of £6,800.

The unified business rate for the year 2024/2025 is 49.8p exclusive of water and sewerage rates.

Occupiers may qualify for 100% rates relief however should satisfy themselves in this regard.

LEGAL COSTS + VAT

For the avoidance of doubt, all figures are quoted exclusive of VAT unless otherwise stated. However, interested parties are advised to satisfy themselves in this regard.

EPC

Available on request.

PRICE

The subjects are available For Sale with offers over £75,000 invited for the heritable interest. Further information is available from the Sole Selling Agents.

VIEWING

Viewing is through the Sole Agents, Messrs. Graham + Sibbald.

To arrange a viewing please contact:



Grant Robertson
Director
01382 200064
Grant.Robertson@g-s.co.uk



Charles Clark
Property Agent
01382 200064
Charles.Clark@g-s.co.uk

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

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: Feb 2025