

TO LET

Class 1a Commercial Unit



167-169 Castle Street
Forfar, DD8 3HN

- Substantial Retail Premises
- Popular Angus Town
- Sub-Division Considered
- Prominent Trading Position
- GIA 1,075.40 SQ M (11,576 SQ FT)

LOCATION

Forfar is a traditional market town located approximately 14 miles north of Dundee and 53 miles south west of Aberdeen. The town has a population of approximately 14,000 people and is the principal shopping destination for the surrounding rural population.

The premises are situated directly opposite Tesco Superstore, which is the primary shopping destination in the town. Other nearby occupiers include Aldi, Lidl, Whitton's Flooring, Farmfoods and the Bothy Larder.

The approximate location is shown by the OS Plan.

DESCRIPTION

The premises comprise a single storey warehouse of steel portal frame construction.

Internally the unit provides traditional retail warehouse accommodation, with a large open plan sales space at the front, a sizeable stock room at the rear, with staff and W.C facilities at the side fronting onto Lochside Road.

The property also benefits from 30 parking spaces located at the rear.

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 gross internal area:

1,075.50 sq.m (11,576 sq.ft)

RATEABLE VALUE

The subjects have a Net and Rateable Value as follows; £30,600.

The unified business rate for the financial year 2025/26 is 49.8 pence exclusive of water and sewage rates.

EPC

Documentation available upon request.

TERMS

The subjects are available To Let on standard commercial terms at an asking rent of £35,000 per annum.

The premises are available on the basis of a new full repairing and insuring lease for a negotiable period of time, subject to upwards only rent reviews.

Alternatively the subjects are available For Sale with the price upon application.

LEGAL COSTS + VAT

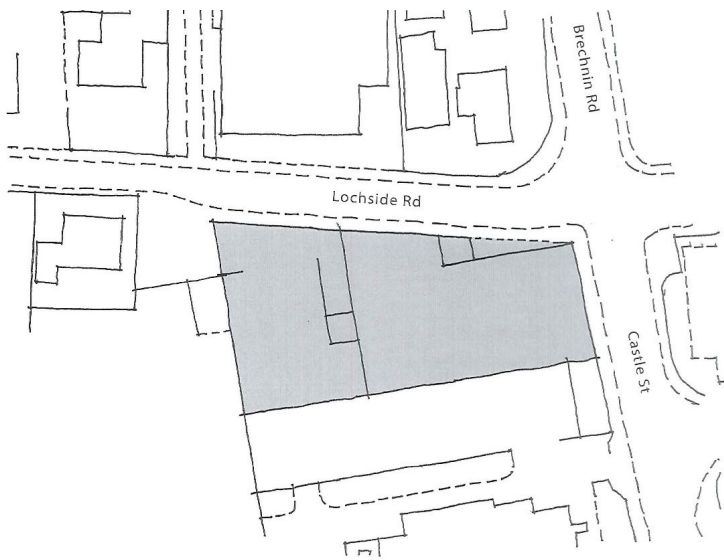
Each party to bear their own legal costs associated with the transaction.

The property is elected for VAT.

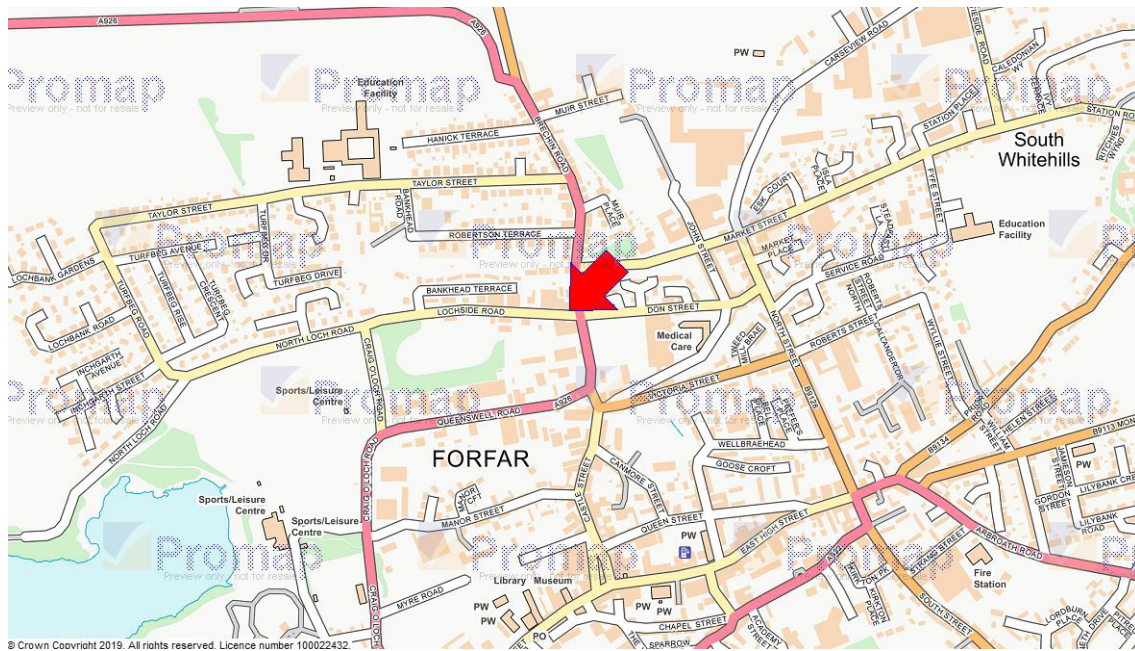
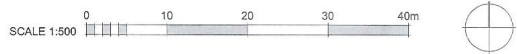
VIEWING AND OFFICE ADDRESS

Viewing is through the joint letting agents, Graham + Sibbald or Culverwell.





1. EXISTING SITE PLAN



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To arrange a viewing please contact:



Garth Davison
 Director
 garth.davison@g-s.co.uk
 07809 490 581



Andrew Dandie
 Partner
 andrew.dandie@g-s.co.uk
 07803 896 967

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