

FOR SALE
COMMERCIAL / TRADE COUNTER



Warehouse & Yard
Carseview Road, Forfar, DD8 3BT

- Commercial unit and yard
- 697 sqm / 7,506 sqft
- Site of 0.8 acres
- Established industrial location

LOCATION

Forfar is located 17 miles north of Dundee and 55 miles south of Aberdeen, accessed from the A90 dual carriageway. With a resident population of approximately 14,000, it forms one of the principal market towns within the district of Angus and is also a popular commuter hub benefiting from a vibrant town centre at its heart.

The subjects are situated within the established Suttieside Industrial Estate to the north of the town centre with a mix of national and local occupiers in close proximity.



DESCRIPTION

The subjects comprise a standalone trade counter/industrial building of block/brick construction under a pitched roof overlaid with box profile cladding.

Immediately to the north of the main trade counter are two adjoining Nissen type buildings of steel construction.

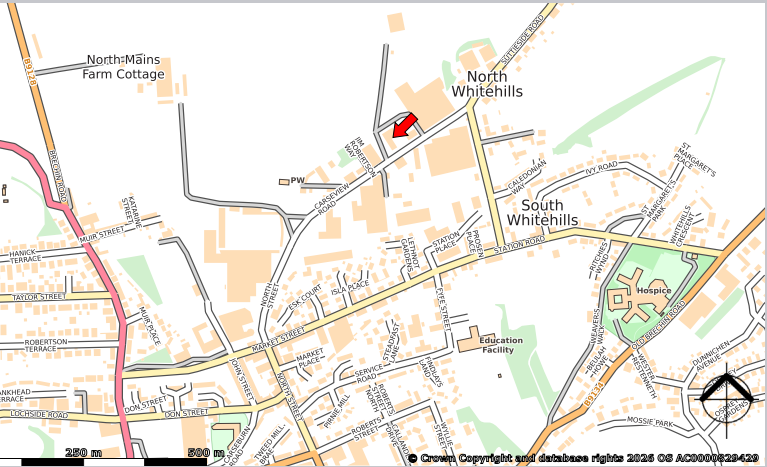
The subjects are all located within a secure yard a mix of tarmac and concrete surfaced.

AREA

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 floor area:-

Area / Floor	Sqm	Sqft
Warehouse	248	2,669
Nissen stores	449.33	4,837
Total	697.33	7,506

Total site 0.8 acres or thereby.





RATEABLE VALUE

The subjects have a Net and Rateable Value of £11,700.

The unified business rate for the Years 2026/2027 is 48.1p exclusive of water and sewerage rates.

Occupiers may qualify for 100% rates relief however they should satisfy themselves on this matter.

VAT

VAT is not applicable to the sale price.

EPC

Available on request

PRICE

The subjects are available For Sale with Offers Over £375,000 invited for the heritable interest. Further information is available from the Sole Selling Agents.

VIEWING

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

To arrange a viewing please contact:



ANDREW DANDIE
Divisional Director

andrew.dandie@g-s.co.uk
01382 200064



CHARLES CLARK
Property Agent

charles.clark@g-s.co.uk
01382 200064

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.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: September 2026

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.