

To Let / May Sell

Retail Premises

167 - 169 Castle Street, Forfar DD8 3HN

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.

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

The Gross Internal Area (GIA) is as follows:

Ground Floor	11,576 sq ft	1,075 sq m
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The premises can be subdivided to meet occupiers specific requirements, subject to planning.

Rating

The premises are entered into the 2023 Valuation Roll as follows:

Rateable Value	£30,600
Commercial Rate Pounding (exclusive of water and sewerage rates)	£0.498

Planning

The premises benefits from Class 1a (Retail) planning consent under The Town and Country Planning (use classes) (Scotland) Order 1997 (as amended).

Rent

Offers in excess of £35,000 per annum exclusive are invited.

Lease Terms

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.



Price

Upon application.

Legal Costs

Each party will be responsible for their own legal costs incurred in connection with this transaction. For the avoidance of doubt, the ingoing tenant will be responsible for Land Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

Entry

By agreement.

EPC

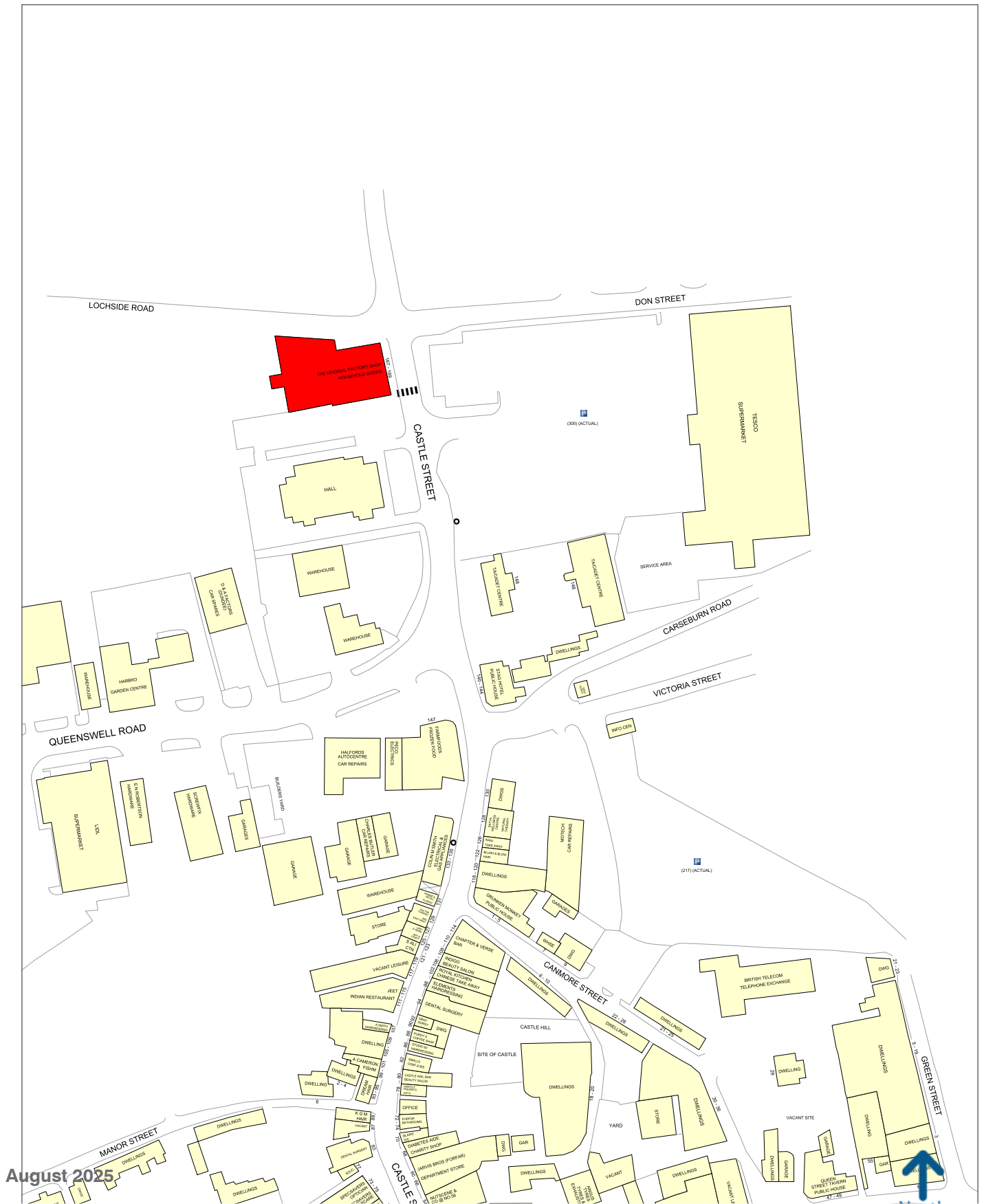
A copy of the EPC and Recommendation Report can be provided on request.

Viewing

Strictly by appointment through Culverwell or our joint agent, Graham & Sibbald:

Jamie Simpson
jamie@culverwell.co.uk
07468 765052

James Godfrey
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