

FOR SALE

GARAGE / WORKSHOP

PROMINENT LOCATION AT BUSY JUNCTION

SHORT DISTANCE FROM FORFAR TOWN CENTRE

100% RATES RELIEF

GIA: 211.3 SQ M (2,274 SQ FT)

YARD SPACE: CIRCA 0.16 ACRES

OFFERS OVER £170,000



VIDEO TOUR



WHAT 3 WORDS



CANMORE MOTORS, 117 WEST HIGH STREET, FORFAR, DD8 1BL

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Location

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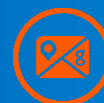


Forfar is one of the principal towns within the local authority region of Angus and is situated some 27 km (17 miles) north of Dundee and 84 km (52 miles) south of Aberdeen.

Forfar is the administrative centre for Angus Council, who occupy an extensive office complex located on the western edge of the town adjacent to the A90 dual carriageway, which links south towards Dundee and north towards Aberdeen. The town has a resident population of around 16,300 persons (Angus Council).

The subjects are located on West High Street Forfar at the junction with Dundee Loan, which is a main route providing access into Forfar's town centre.

Nearby occupiers include the West End Bar, Strathmore Water and Haq's the newsagent.



FIND ON GOOGLE MAPS

FLOOR PLANS



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Description

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The subjects comprise a traditional garage/workshop with large adjoining yard.

Access to the workshop is provided via an electric steel roller shutter door, with a separate double-glazed glazed panel entrance door leading into the reception area.

There is an extensive yard space to the front with space for around 20 vehicles.

The yard extends to circa 0.16 acres.

ACCOMMODATION

	m ²	ft ²
Ground Floor Garage / Workshop	211.3	2,274
TOTAL	211.3	2,274

The above floor areas have been calculated on a Gross Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



Internal Photographs

CANMORE MOTORS, 117 WEST HIGH STREET, FORFAR, DD8 1BL





ASKING PRICE

Our client is seeking offers over £170,000 for his heritable interest.

RATEABLE VALUE

The subjects have been accessed for rating purposes and have been entered in the valuation roll at:

Rateable Value: £6,700

The Unified Business Rate for 2026/2027 is 49.8p exclusive of water and sewerage.

ENERGY PERFORMANCE CERTIFICATE

Available to seriously interested parties.

VAT

No VAT payable.

LEGAL COSTS

Each party will be responsible for their own legal costs in connection with this transaction.

Get in Touch

For further information or viewing arrangements please contact the sole agents:



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ANTI MONEY LAUNDERING REGULATIONS

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 on 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.

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