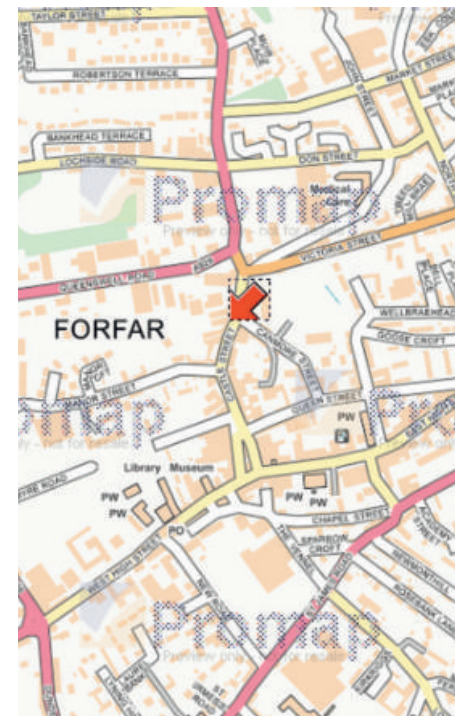




117 — 119 Castle street, Forfar, DD8 3AH

The subjects are located on the West side of Castle Street close its junctions with Victoria and Canmore street within the prime retail centre of Forfar, with a mix of retail, office, leisure and licensed premises in close proximity.

- Extends to 391.1 Sq. M / 4,218 sq. Ft
- Excellent office space
- Available in whole or in part
- Flexible lease terms
- Suitable for a variety of uses





LOCATION

Forfar has a resident population of approximately 14,000 and is one of the principal market towns within a district of Angus and is located 17 miles north of Dundee and 32 miles south of Aberdeen with excellent access to the A90 dual carriageway. Due to its location, Forfar is a popular commuter town benefitting from a vibrant town centre at its heart.

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DESCRIPTION

The subject provides a traditional stone constructed building, part two, part single storey with roof over of pitched slate construction. The property has additional brick split level extensions to the rear providing flexible accommodation for a variety of uses.

ACCOMMODATION

We have calculated the undernoted areas on a Gross Internal Basis in accordance with the RICS code of measuring practise 5th Edition:

Rear Store - 92.64 SQ.M / 997 SQ.FT
 Ground Floor - 174.46 SQ.M / 1,877 SQ.FT
 First Floor - 124.8 SQ.M / 1,342 SQ.FT
TOTAL GIA - 391.5 SQ.M / 4,216 SQ.FT

DEVELOPMENT

The building is ideally suited for a variety of commercial uses. Our client is willing to discuss specific requirements with seriously interested parties.

SERVICES

The property benefits from 3 phase electricity with heating provided by electrical wall mounted units. Water and drainage is connected to the main public sewer.

RATEABLE VALUE

The current rateable value is set at £16,000 with the unified business rate set at 46.6p. The subjects will require to be reassessed upon occupation.

LEASE TERMS

The subjects are available to lease as a whole or in part. Interested parties should contact the sole letting agents to discuss their requirements.

EPC RATING

Available upon application.

To arrange a viewing contact:



Andrew Dandie

Partner
 andrew.dandie@g-s.co.uk
 01382 200 064



James Cosgrove

Student Surveyor
 James.Cosgrove@g-s.co.uk
 01382 200 064

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.
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6. Date of Publication: October 2017