

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, Agricar, Whitton's Flooring and Farmfoods.

Description

The premises consists of 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 sizable stock room at the rear, with staff and W.C facilities at the side fronting Lochside Road.

Accommodation

The gross internal area is as follows:

Ground Floor	11,576	1,075.40
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The premises can be subdivided to meet occupiers specific requirements subject to planning.

Fronting Castle Street:

Unit 1 - 3,250 sq ft

Unit 2 - 2,800 sq ft

Fronting Lochside Road:

Unit 3 - 3,650 sq ft

The total size area is approximately 0.487 acres.

The site benefits from 30 parking spaces located at the rear.

Rating

The premises are entered into the 2017 Valuation Roll as follows:

Rateable Value	51,100
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Commercial Rate Poundage	0.506
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(exclusive of water and sewerage rates)

According to the Scottish Assessors the rateable value is being appealed.

Planning

The property currently benefits from Class 1 (Retail) Consent under the Town and Country Planning (Use Classes) (Scotland) Order 1997.

Rent

Offers in excess of £60,000 per annum exclusive are invited for the whole premises.

Details for the sub-divided units available on request.



Lease Terms

The premises are available on the basis of a new full repairing and insuring lease for a minimum terms of 10 years subject to 5 yearly upward only rent reviews.

Price

Price on application

Legal Costs

Each party will be responsible for their own legal costs incurred in connection with this transaction. The incoming tenant will be responsible for any LBTT and any VAT incurred thereon.

Entry

By agreement.

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

Energy Performance Certificate

EPC Rating = E

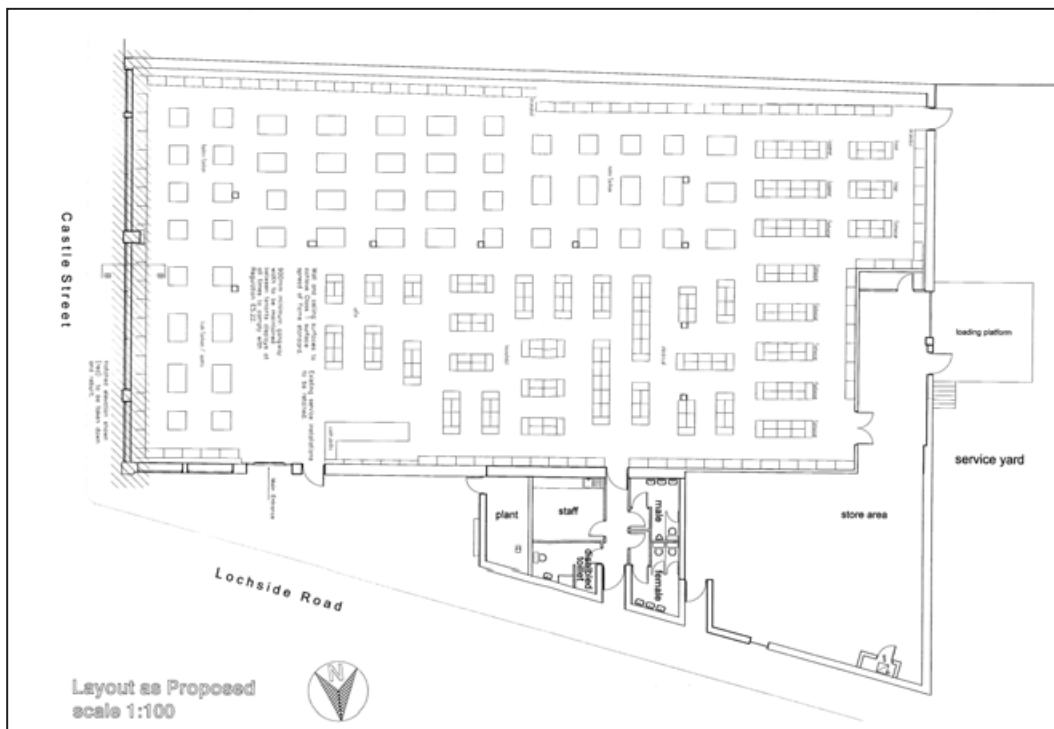
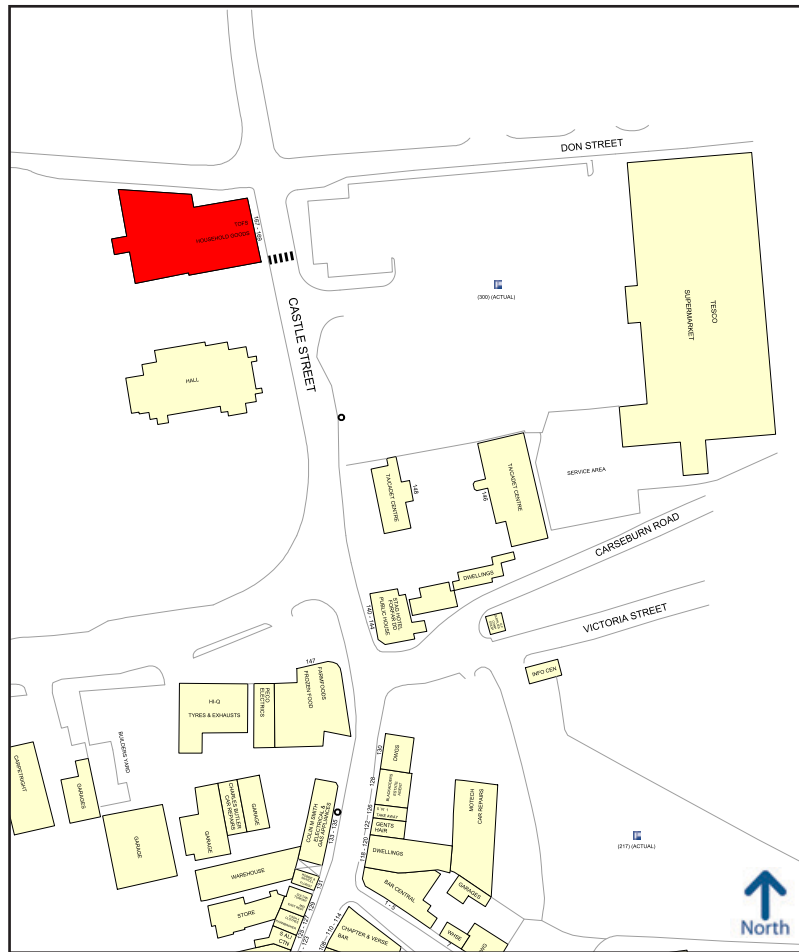
A copy of the EPC and Recommendation Report can be provided on request.

Viewing and Further Information

Strictly by appointment through the sole letting agent:

James Godfrey
james@culverwell.co.uk
01312439603

Chris Thornton
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01312439617



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