



FALCONER
PROPERTY CONSULTANTS

TO LET

83 Castle Street, Forfar,
DD8 3AG

RETAIL UNIT

- LEASE FROM £8,400 PER ANNUM
- 1,250 FT²
- PROMINENT TOWN CENTRE LOCATION
- 100% RATES RELIEF (SUBJECT TO QUALIFICATION)
- HIGH LEVELS OF PASSING TRADE
- GOOD LEVELS OF NEARBY PARKING
- RETURN FRONTAGE
- CLASS 1 & 2 USE AVAILABLE



LOCATION

Forfar is located 17 miles north of Dundee and 32 miles south of Aberdeen, accessed from the A92. With a population of 14,500 Forfar is principally a market town within the district of Angus.

The town is well serviced in terms of local amenities and enjoys a leisure centre, swimming pool, golf course, an Academy along with a primary school and a professional football team playing at Station Park. The town once a major textile centre was bypassed by the A90 dual carriageway linking Aberdeen and Dundee resulting in excellent commuter links to both cities.

The building is situated within the prime town centre pitch of Forfar, which is on the axis of Castle Street and East/ West High Street. The subjects are located on the western side of Castle Street at its junction with Manor Street. Nearby occupiers include Specsavers, Lloyds Pharmacy and Greggs.



DESCRIPTION

The subjects form the ground floor within a three storey building of stone construction surmounted by a pitched and slated roof.

Internally the unit provides large open plan front retail area, kitchen, office, store/staff room and w.c facilities.

PROPOSAL

Lease from £8,400 per annum.

RATING

Rateable value £12,200.

FLOOR AREAS

From sizes taken during our inspection we calculate the subject property, measured in accordance with the RICS Code of Measurement Practice (second edition, January 2018) to extend to the following approximate net internal area (NIA):

116.1m²/1,250ft²

PLANNING

All queries in relation to redevelopment/reconfiguration of the subjects should be addressed to Angus Council Planning Department.

EPC

D.

CLOSING DATE

A closing date may be set and all interested parties should make a note of interest at the offices of the Sole Agent. We reserve the right to let the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the lease of the property.

VAT

All prices, premiums and rents quoted are exclusive of VAT.



VIEWING AND FURTHER INFORMATION

Strictly by appointment through the Sole Letting Agent:

Sandy Falconer BSc (Hons) MSc MRICS

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