

TO LET/ MAY SELL

Retail

16 East High Street, Forfar, DD8 2EG



- 100% Rates Relief
- Double Frontage
- Retail Accommodation
- Prime Location
- Busy Thoroughfare
- Suitable for a variety of uses (subject to planning)
- OIRO £10,000 per annum

VIEWING & FURTHER INFORMATION:

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RENT REDUCED

LOCATION

Forfar is one of the principal towns within the Local Authority region of Angus and is situated some 27km (17 miles) north of Dundee and 84km (52 miles) south of Aberdeen, just to the east of the A90 dual carriageway.

The town has a resident population of approximately 14,000 persons (source: Angus Council).

The subjects are situated in the heart of Forfar Town Centre at a busy section of the East High Street.

Surrounding properties are a mix of town centre building types including municipal buildings and multi occupied buildings with retail shops, offices and licensed premises at ground floor level and offices and/or residential units on upper floors.

Local occupiers include TSB Bank, Post Office, Subway, Duncan and Todd Opticians and Bet Fred.

DESCRIPTION

The subjects comprise a listed ground floor retail unit, contained within a 19th century two storey tenement block. The property is available for immediate occupation.

The property benefits from a double glazed frontage onto East High Street and is of solid sandstone construction with timber floors to the front and concrete to the rear all contained under a pitched timber and slate roof.

AREA

We calculate the subjects extend to 112.48 sq. m (1,214 sq.ft.) on a gross internal area basis in accordance with RICS Property Measurement Professional Statement (Second Edition, May 2018) incorporating the International Property Measurement Standards and the RICS Code of Measuring Practice (Sixth Edition)

SERVICES

The subjects are supplied with mains water, drainage and electricity.

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RATEABLE VALUE

The premises have been assessed for rating purposes and are entered in the Valuation Roll for the current year at:

Net and Rateable Value: £10,200

The Unified Business Rate for the financial year 2019/2020 is 49 pence exclusive of water and sewerage. The property therefore currently qualifies for **100% rates relief**.

PROPOSAL

Our client is seeking rental offers in the region of £10,000 per annum for a negotiated period of years.

Our client will consider offers for their heritable interest in the property.

ENERGY PERFORMANCE RATING

Awaiting further details.

VAT

All Prices quoted are exclusive of VAT.

LEGAL FEES

Both parties shall be responsible for their own legal costs with the purchaser responsible for any Land and Building Taxes (LBTT) and registration dues etc.

MONEY LAUNDERING

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 and 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.

VIEWING

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

A 13 Albert Square, Dundee, DD1 1XA

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