

FOR SALE /TO LET

FORMER BOWLING CLUB + PARKING

POSSIBLE DEVELOPMENT OPPORTUNITY (STC)



**1 Forfar Road
Coupar Angus
PH13 9AN**

- Former Bowling Club
- Private car parking
- Centrally located within popular Perthshire town
- Building: 281 sq.m (3,025 sq.ft)
- Site: 0.311 Hectares (0.76 Acres) or thereby
- May qualify for 100% Rates Relief
- No VAT

LOCATION

The town of Coupar Angus is located in north Perthshire, lying approximately 13 miles north of the city of Perth and approximately 14 miles north west of the city of Dundee.

Historically the economy in the area has focussed on agriculture and tourism industries which both remain strong in the surrounding area. The town has a resident population of approximately 2,200 people and enjoys easy access to main arterial roads both north and south



The subjects are situated centrally within the town, lying on the south side of Forfar Road. The property is bounded to the front (north) by the Forfar Road, to the rear by housing, to the side (west) by the Red House Hotel and to the east by an access road leading to Wimberley Court.

The approximate location is shown by the OS plan.

DESCRIPTION

The subjects comprise a former bowling club, with bowling green, associated buildings and car park. There are two main inter-linked buildings, providing a former lounge, bar, recreational space, changing facilities and WC's. There is also a Green Keeper's storage shed which abuts the main building

Boundaries around the property are well defined, being a combination of timber fences and stone walls. There is a paved footpath around the perimeter of the Bowling Green.

Car parking for some 7/8 cars is located adjacent to the bowling green with an additional overflow for circa 20 cars opposite.

This subjects had been used in part for retail outlet/bike shop with the remainder in occasional community use.

The property may suit a variety of uses, to include redevelopment, subject to the required consents.

ACCOMMODATION

We have measured the site in accordance with the RICS Property Measurement (2nd Edition), which incorporates the RICS Code of Measuring Practice (6th Edition), to arrive at the following Gross Internal Area: 281 sq.m (3,025 sq.ft)

SITE

0.76 Acres, or thereby.

PRICE/TERMS

Offers of £80,000 are invited for the Heritable Interest.

Alternatively, the subjects may be available For Lease. Further information in this regard from the Sole Letting Agents.



RATEABLE VALUE

The subjects have a Net and Rateable Value of £8,900

The unified business rate for the year 2025/2024 is 49.8p exclusive of water and sewerage rates.

The subjects may qualify for 100% Rates Relief.

LEGAL COSTS + VAT

Each party to bear their own legal costs associated with this transaction.

The property is not elected for VAT.

VIEWING

Viewing is through the Sole Selling Agents.





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Plotted Scale - 1:1,250

To arrange a viewing please contact:



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ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.