

# 6 Lochside Road



Industrial



## FORFAR DD8 3JE

**FOR  
SALE**

- SUBSTANTIAL INDUSTRIAL PREMISES
- PROMINENT ROADSIDE LOCATION
- EXCELLENT ACCESS TO A90 TRUNK ROAD
- SEPERATE SECURE YARD
- 1,359.7 sq m (14,635 sq ft)



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# 6 Lochside Road FORFAR

## LOCATION

Forfar is located 17 miles north of Dundee and 32 miles south of Aberdeen and is accessed via the A90 dual carriageway. With a population of approximately 14,000 persons, Forfar forms one of the principal market towns within the district of Angus and is a popular commuter hub.

More precisely, the subjects lie to the north of Forfar town centre occupying a prominent roadside position on Lochside Road. The area is a popular mixed commercial use location with surrounding operators including The Original Factory Shop and Whittons Carpet Sales. The nearby Queenswell Road is home to a number of national operators including Shell, Kwik Fit and Lidl.

The approximate location is shown on the OS plan to the side.

## DESCRIPTION

The property comprises a substantial industrial/workshop and office building laid out over 2 levels with additional secure yard located on the opposite side of Lochside Road. Internally the subjects offer a range of workshop space, storage, sales and office accommodation on the ground floor with additional office and staff accommodation at first floor level.

The subjects further benefit from a secure yard extending to 0.45 acres, or thereby.

## ACCOMMODATION

In accordance with the RICS Code of Measuring Practice (6th Edition) we calculate the following Gross Internal Area of the subjects as follows:

1,359.7 sq. m. (14,635 sq. ft.)

## RATEABLE VALUE

The subjects are currently entered into the Valuation Roll with a Rateable Value of £28,700.

The unified business rates for the financial year 2013/2014 is 46.2 pence exclusive of water and sewage rates.

## TERMS

The subjects are available for sale with offers in the region of £400,000 invited for our clients heritable interest.

The subjects may be offered in part, or in whole and further information in this regard is available from the Sole Selling Agents.

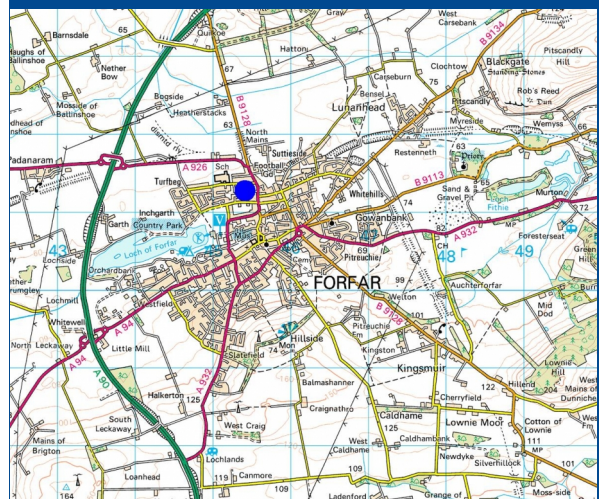
## VAT

All figures are quoted exclusive of VAT however, our client reserves the right to charge VAT if applicable.

## ENERGY PERFORMANCE RATING



# FOR SALE Industrial



## VIEWING & FURTHER INFORMATION

Strictly by appointment through Messrs Graham + Sibbald

Andrew Dandie - Tel: 07803 896967  
Email: Andrew.Dandie@g-s.co.uk

Garth Davison - Tel: 01738 445 733  
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## CONTACT

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Tel: 01382 200064

## IMPORTANT NOTICE:

Please read carefully

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.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.

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