

TO LET/FOR SALE
COMMERCIAL/CLASS 1A

 **GRAHAM
SIBBALD**



20 East High Street
Forfar
DD8 2EG

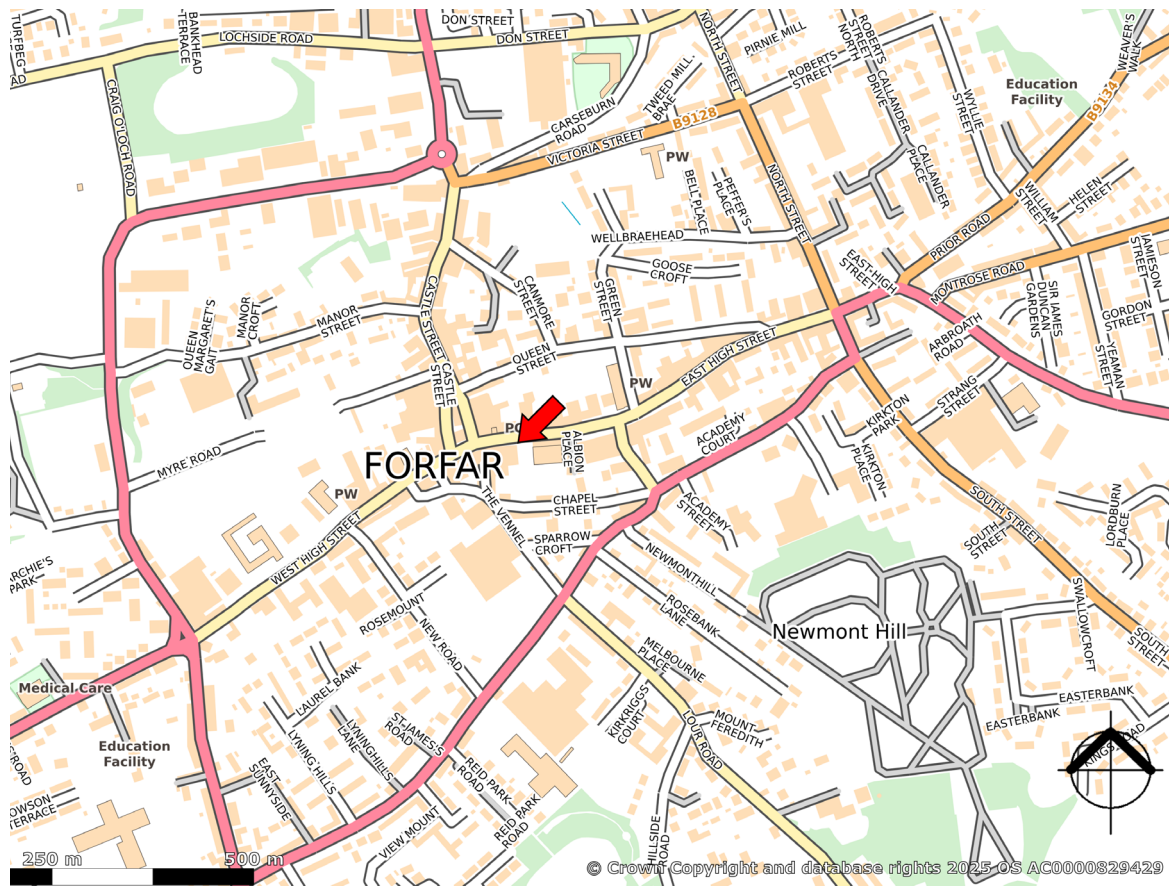
- Ground Floor Commercial Unit
- May Suit a Variety of Commercial Uses
- Extends to 191.20 sq.m. / 2,058 sq.ft.
- May Qualify for 100% Rates Relief

LOCATION

Forfar is located 17 miles north of Dundee and 32 miles south of Aberdeen, accessed from the A90 dual carriageway. With a resident population of approximately 14,000, Forfar forms one of the principal market towns within the district of Angus and is also a popular commuter hub benefiting from a vibrant town centre at its heart.

The subjects are situated on the south side of East High Street within close proximity of the junction with Castle Street. Surrounding occupiers include a mixture of local and national traders including the Post Office and Subway. On street car parking is available nearby.

The approximate location is shown by the OS Plan.



DESCRIPTION

The subjects comprise a ground floor commercial unit contained within a three storey, traditional stone constructed mid terraced tenement under a pitched and slated roof.

The subjects comprise a main retail area at the front which benefit from a glazed frontage to East High Street. Towards the rear the unit is cellular in nature providing office accommodation, storage, staff/kitchenette facilities and WC's. Access is gained directly from East High Street via a recessed glazed pedestrian door.

The subjects may suit a variety of occupiers, subject to necessary planning consents.

ACCOMMODATION

We have measured the property in accordance with the RICS Property Measurement to arrive at the following Net Floor Area:

Description	Size (SQ.M)	Size (SQ.FT)
Ground	191.20	2,058

RATEABLE VALUE

The subjects are entered in the Valuation Roll with a Net and Rateable Value of £11,100.

The unified business rate for the year 2025/2026 is 49.8p exclusive of water and sewerage rates.

Occupiers may qualify for 100% rates relief, however should satisfy themselves in this regard.

LEGAL COSTS + VAT

For the avoidance of doubt, all figures are quoted exclusive of VAT unless otherwise stated.



EPC

Available on request.

PRICE

The subjects are available To Let at a rent of £15,000 per annum.

Alternatively, the subjects are available For Sale with offers in the region of £170,000 invited for the heritable interest.

Further information is available from the Sole Agents.

VIEWING

Viewing is through the Sole Agents, Messrs. Graham + Sibbald.

To arrange a viewing please contact:



GARTH DAVISON

Director

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07809 490 581



CHARLES CLARK

Commercial Property Agent

charles.clark@g-s.co.uk
07423 693 461

IMPORTANT NOTICE

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. Date Published: November 2025

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.