



OFFICE / RETAIL

- > WELL LOCATED UNIT SUITABLE FOR A VARIETY OF USES.
- > NIA: 60.1 SQ M (646 SQ FT)
- > ON-STREET PARKING
- > UP TO 100% RATES RELIEF
- > OFFERS OVER £8,000 PER ANNUM ARE INVITED
- > OFFERS TO PURCHASE ARE INVITED

TO LET / MAY SELL

77 CASTLE STREET, FORFAR, DD8 3AG

CONTACT: Scott Robertson, s.robertson@shepherd.co.uk, 07880502651 www.shepherd.co.uk



LOCATION

Forfar is one of the principal towns within the local authority region of Angus and is situated some 27 km (17 miles) north of Dundee and 84 km (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 positioned in the heart of the town centre within a busy one-way section of Castle street.

Surrounding properties are a mix of multi-storey town centre buildings with commercial businesses at ground floor level and offices and residential flats on upper floors.

Commercial occupiers within the immediate vicinity include Specsavers and Lloyds pharmacy along with a number of local and regional occupiers.

DESCRIPTION

The subjects comprise an office unit arranged over ground and first floor and contained within a two-storey property.

The ground floor comprises an open plan office / storage area and WC, the first floor comprises two offices and WC.

PROPOSAL

Offers over £8,000 per annum are invited for a negotiable number of years.

Alternatively, our client may consider a sale. Offers are invited.

RATING

The current rateable value is £3,200

The rate multiplier for 2023/2024 is 49.8p.

The subjects qualify for up to 100% rates relief via the small business bonus scheme. Please call for details.

VAT

The subjects have been elected for VAT purposes hence VAT will be charged at the prevailing rate.

EPC

Released on application.

LEGAL COSTS

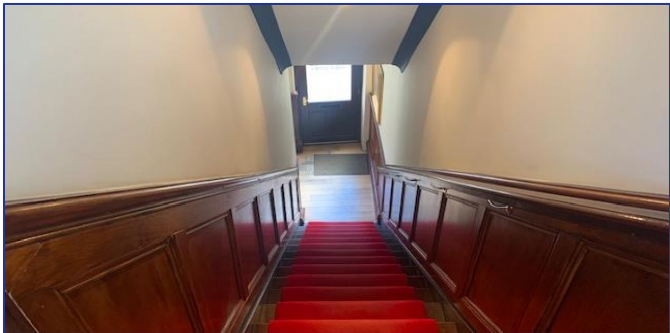
Each party to bear their own legal costs in the connection with this transaction with the tenant being responsible for LBTT registration dues and VAT thereon.

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 on 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.



ACCOMMODATION	SQ M	SQ FT
GROUND	30.03	323
FIRST	30.03	323
TOTAL	60.1	646



For further information or viewing arrangements please contact the sole agents:
Shepherd Chartered Surveyors 13 Albert Square, Dundee, DD1 1XA – T: (01382) 878005
 Scott Robertson s.robertson@shepherd.co.uk

www.shepherd.co.uk



J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **PUBLICATION: JULY 2023**