

REDUCED PRICE

FOR SALE

SUBSTANTIAL RETAIL PREMISES

DEVELOPMENT OPPORTUNITY

POTENTIAL TO SUBDIVIDE

GROUND FLOOR – 1,050 SQ M
(11,300 SQ FT)

FIRST FLOOR – 1,000 SQ M
(10,750 SQ FT)

SECOND FLOOR – 100 SQ M
(1,050 SQ FT)

CAR PARK EXTENDING TO
CIRCA 0.7 ACRES

OFFERS IN THE
REGION OF £275K



62-72 EAST HIGH STREET, FORFAR, DD8 2EN

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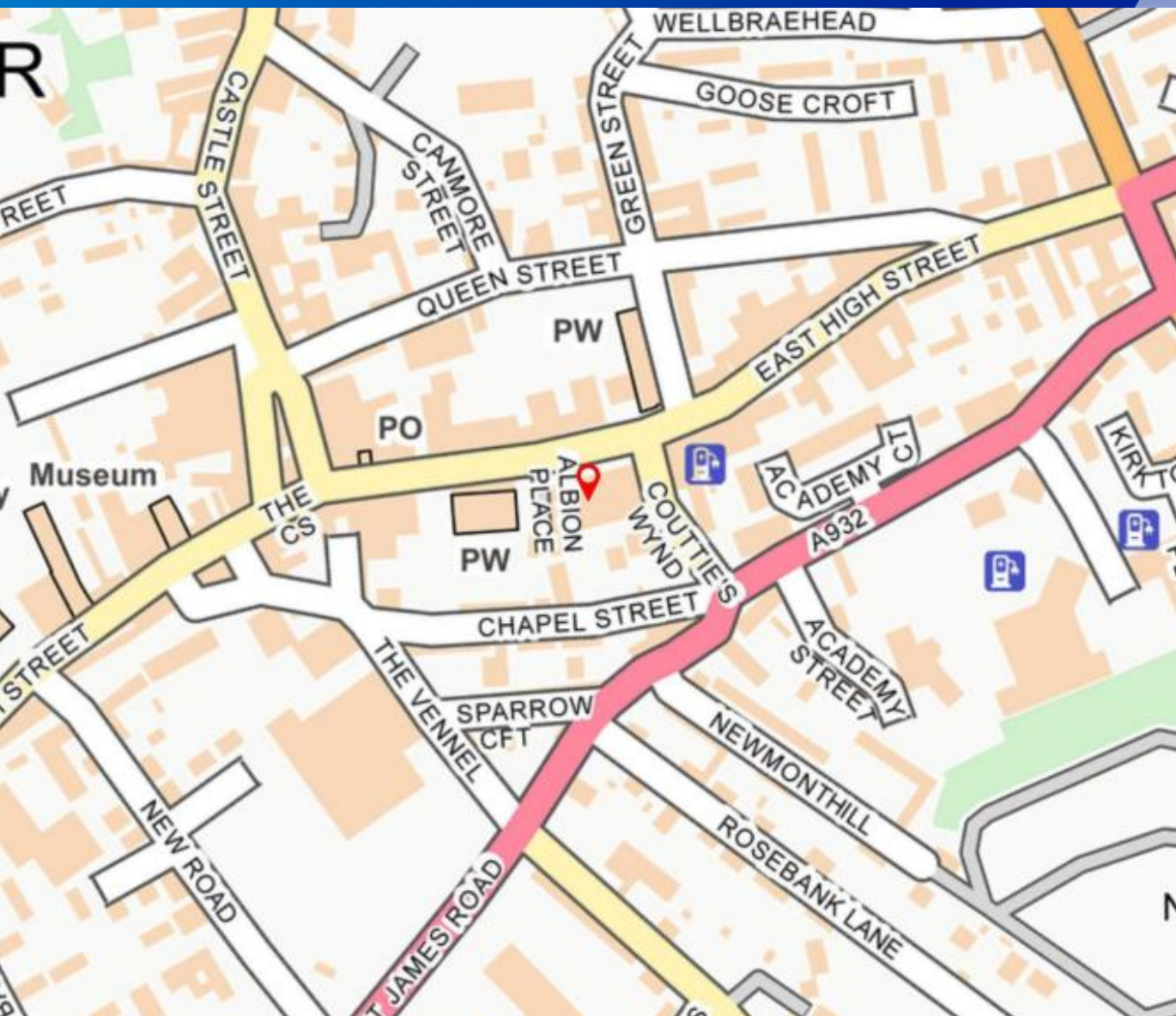
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Location

62-72 EAST HIGH STREET, FORFAR, DD8 2EN



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.

Forfar is the administrative centre for Angus Council, who occupy an extensive office complex located on the western edge of the town adjacent to the A90 dual carriageway, which links south towards Dundee and north towards Aberdeen. The town has a resident population of around 16,300 persons (Angus Council).

The subjects are prominently and centrally located within the town which offers good town centre parking facilities.

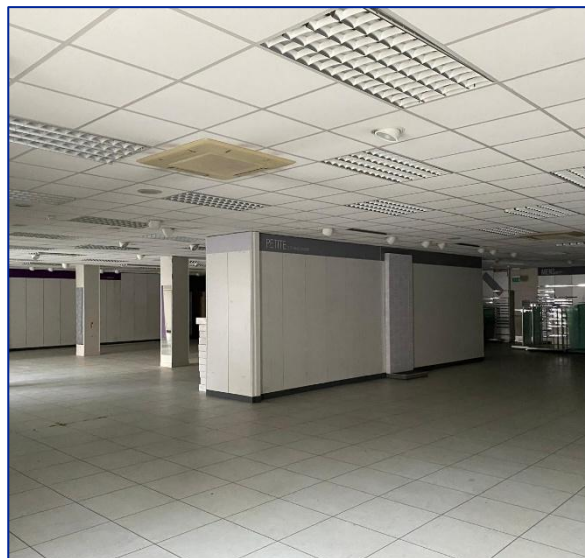


FIND ON GOOGLE MAPS



Description

62-72 EAST HIGH STREET, FORFAR, DD8 2EN



DESCRIPTION

The subjects comprise a substantial building which has been extended and adapted over the years and includes rear car parking and loading accessed off Coutties Wynd.

The subjects occupy a site extending to around 0.7 acres and offer various development opportunities.

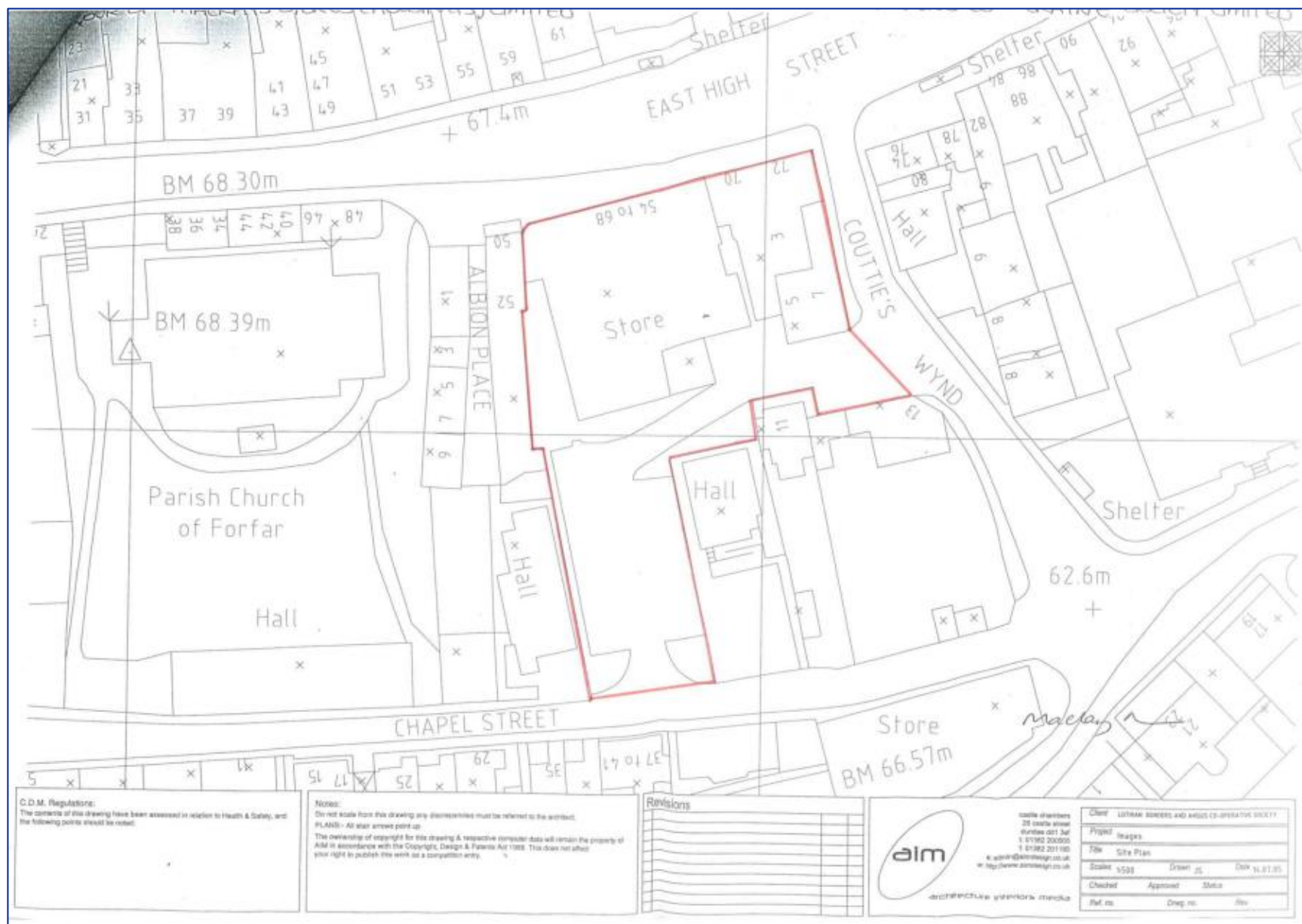
The property benefits from a Feed in Tariff Solar installation of 44 KWs on the roof, generating power for the property and exporting surplus to the grid.

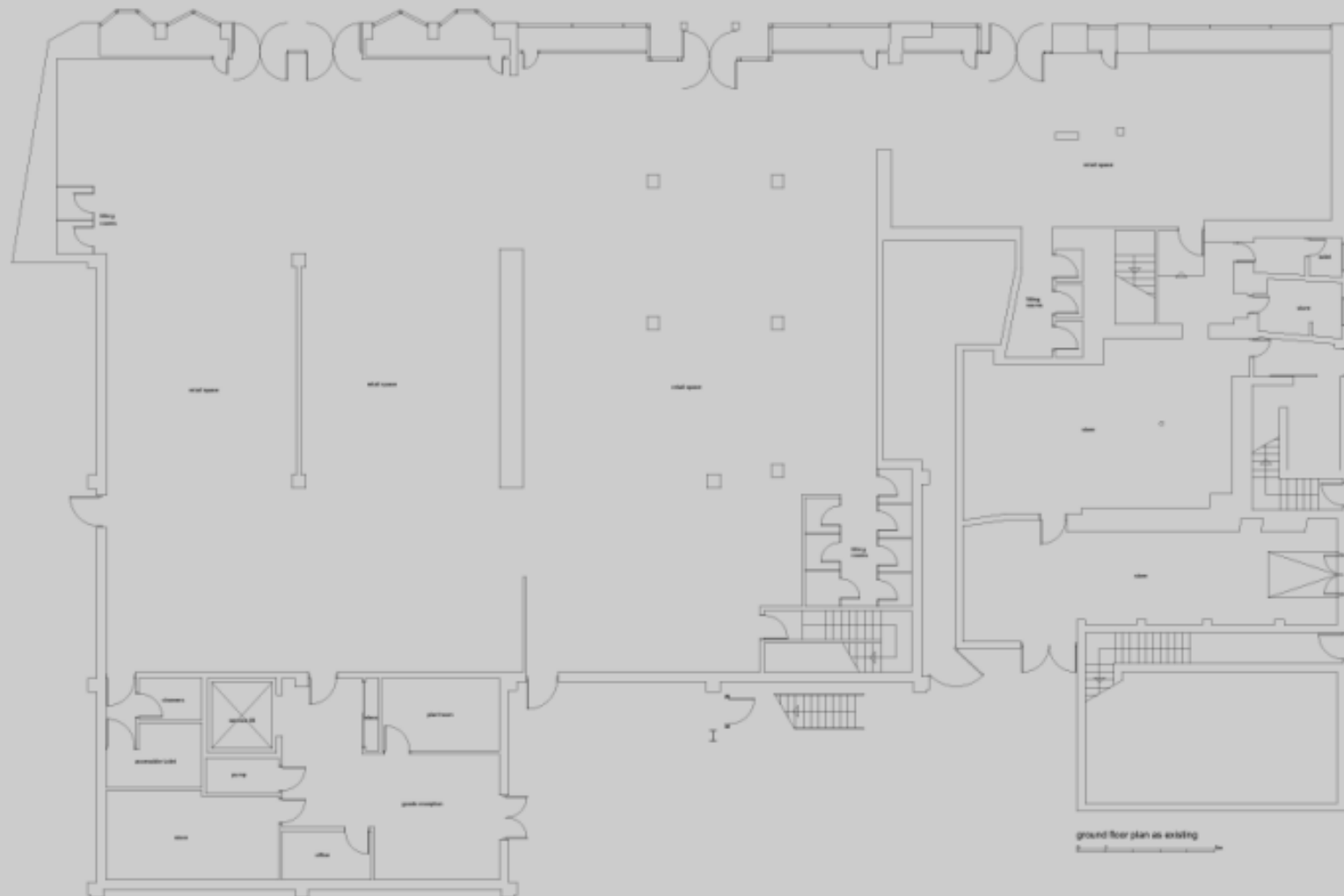
The premises would lend itself to sub-division, ranging from units of 2,500 Sq Ft up to 5000 Sq Ft plus. Further information can be provided on request.

ACCOMMODATION

	m ²	ft ²
Ground Floor	1,050	11,300
First Floor	1,000	10,750
Second Floor	100	1,050
Total	2,150	23,100

The above floor areas have been calculated on a Gross Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).







PRICE

Our client is inviting offers in the region of £275,000 for their heritable interest

PLANNING

All interested parties should make their own enquiries to the relevant planning authority. The subjects offer potential for various development opportunities.

RATEABLE VALUE

The subjects have been assessed for rating purposes and have been entered in the valuation roll at:

Rateable Value: £49,800.

The Unified Business Rate for 2025/2026 is 49.8p exclusive of water and sewerage.

ENERGY PERFORMANCE CERTIFICATE

Rating – 'D'

VAT

All figures are quoted exclusive of VAT.

LEGAL COSTS

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



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. PUBLICATION DATE DECEMBER 2025

Get in Touch

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



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ANTI MONEY LAUNDERING REGULATIONS

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.

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