

FOR SALE/TO LET

CONFIDENTIAL STAFF UNAWARE

CLASS 3 CONSENT CURRENTLY
TRADING AS COSTA COFFEE

BUSY THOROUGHFARE

SUITABLE FOR A VARIETY OF USES

TOTAL NIA – 3,034 SQFT (281.94
SQM)

AVAILABLE TO LET AT
£17,000 PA

FOR SALE AT £200,000



VIDEO TOUR



WHAT 3 WORDS



16 CASTLE STREET, FORFAR, DD8 3AD

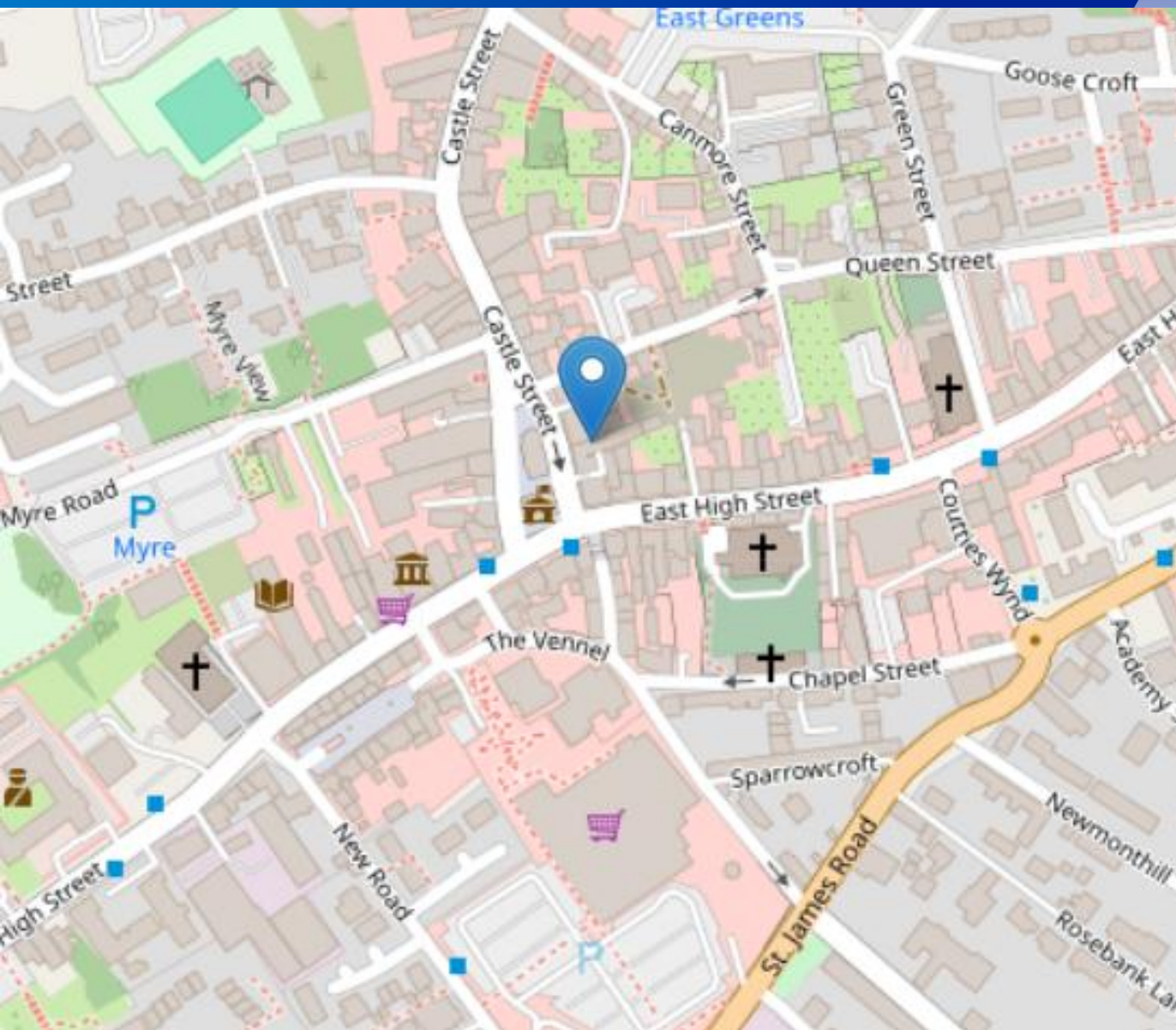
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Location

16 CASTLE STREET, FORFAR, DD8 3AD



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 situated in the heart of Forfar Town Centre on a busy section of Castle Street.

Surrounding occupiers comprise a mix of local and national retail uses.



FIND ON GOOGLE MAPS



Description

16 CASTLE STREET, FORFAR, DD8 3AD



DESCRIPTION

The subjects comprise a mid terraced two storey restaurant property of brick construction.

The subjects are currently occupied by Costa and fully fitted for this use.

The subjects would suit continuation of coffee shop/restaurant use or alternative retail uses.

The accommodation comprises a large open plan restaurant/seating area with kitchen and rear W.C. facilities.

There is a rear fire exit and stairwell leading to first floor storage accommodation.

ACCOMMODATION

	m ²	ft ²
Ground Floor	164.7	1,773
First Floor	69.24	745
Basement	48	517
TOTAL	281.94	3,035

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



RENTAL

The property is available to let at £17,000 per annum.

PRICE

Our client is inviting offers in the region of £200,000 for their heritable interest.

RATEABLE VALUE

The premises have been assessed for rating purposes and are entered in the Valuation Roll for the current year at:

Net and Rateable Value: £13,100

The Unified Business Rate for the financial year 2025/2026 is 49.8 pence exclusive of water and sewerage.

ENERGY PERFORMANCE CERTIFICATE

Available upon request.

VAT

All figures are quoted exclusive of VAT.

LEGAL COSTS

Each party will have to bear with their own legal costs in connection with the sale/letting of the property.

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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