

# FOR SALE

**SALON / RETAIL  
PREMISES**

**ADJOINED PROPERTIES**

**PROMINENT TOWN CENTRE  
LOCATION**

**SUITABLE FOR A VARIETY OF  
USES**

**100% RATES RELIEF**

**NIA: 108.52 SQ M. (1168 SQ FT.)**

**OFFERS OVER £55,000**



VIDEO TOUR  
87 CASTLE STREET



VIDEO TOUR  
91 CASTLE STREET



**87-91 CASTLE STREET, FORFAR, DD8 3AG**

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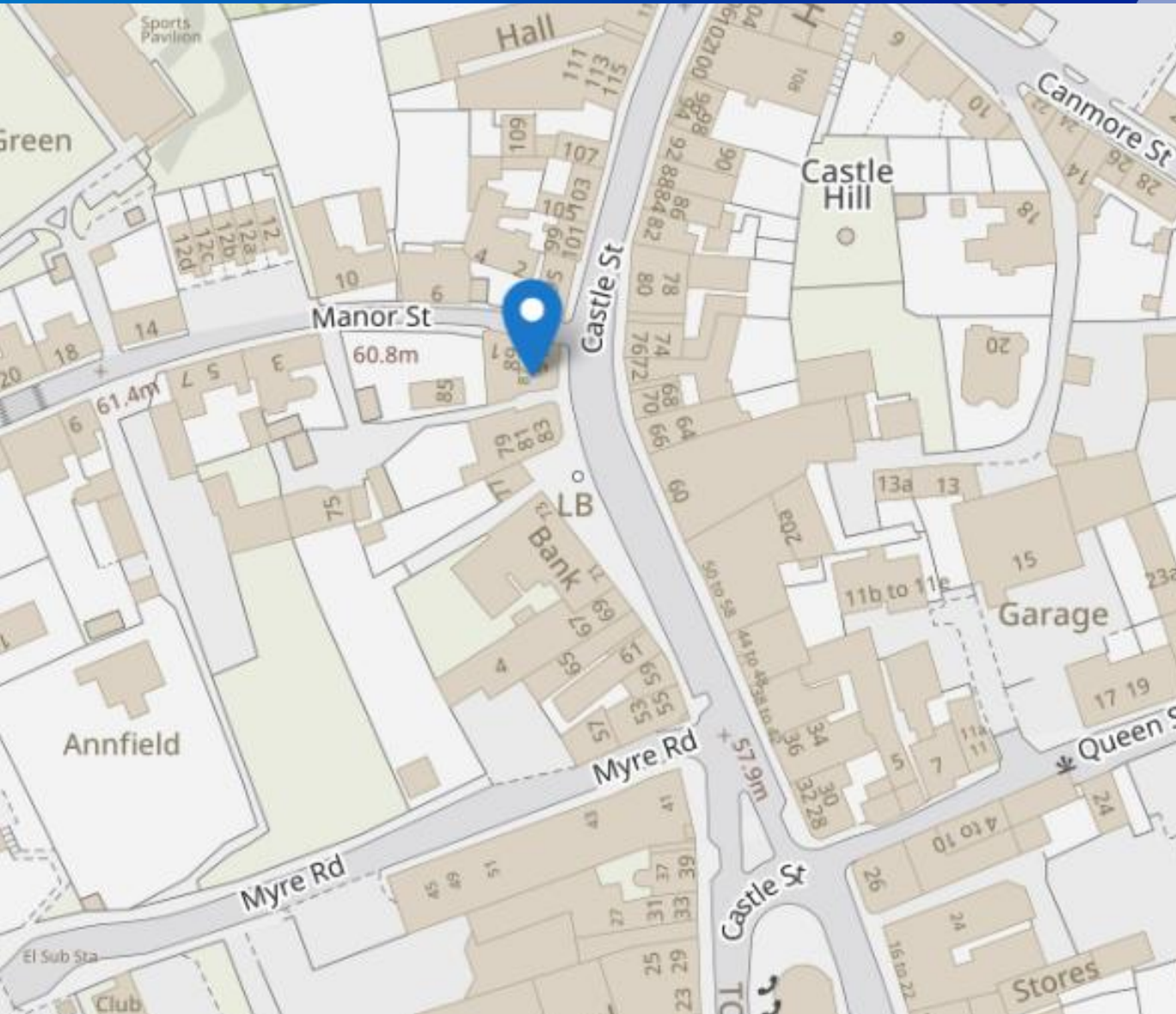






# Location

87-91 CASTLE STREET, FORFAR, DD8 3AG



## 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 located on Castle Street, a busy thoroughfare in the town centre.

The property benefits from on-street parking in its immediate vicinity as well as several public car parks located nearby.

Neighbouring occupiers comprise a mix of both local and national retailers.

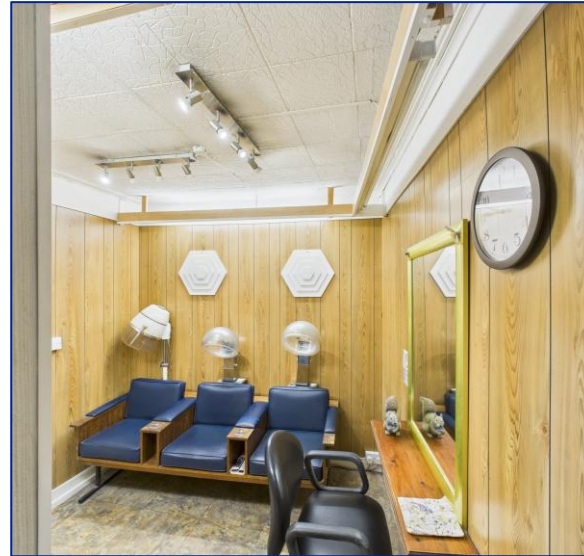


FIND ON GOOGLE MAPS



# Description

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## DESCRIPTION

The subjects comprise two ground floor units with shared frontage onto Castle Street, a prime retail pitch in Forfar's Town Centre.

Internally the accommodations provide flexible open space suitable for a variety of commercial uses.

87 Castle Street has most recently been used as a jewelers.

Internally the unit offers an open-plan display area, with additional workshop and storage space located to the rear.

91 Castle Street comprises a well-arranged salon which benefits from W.C facilities and additional storage space.

## ACCOMODATION

	m <sup>2</sup>	ft <sup>2</sup>
87 Castle Street	67.32	725
91 Castle Street	41.2	443
<b>Total</b>	<b>108.52</b>	<b>1,168</b>

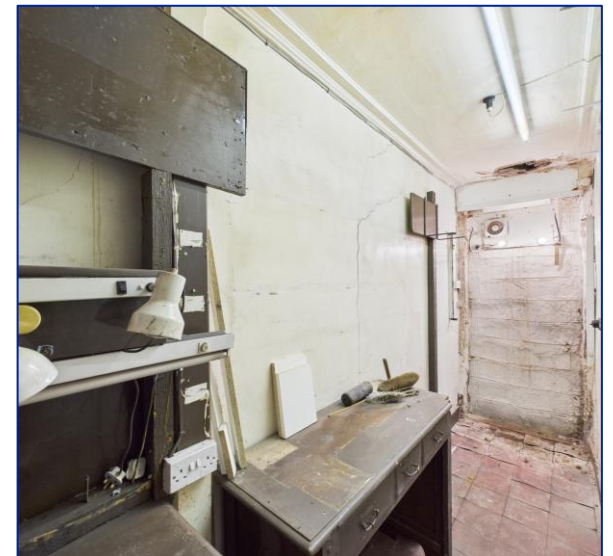
The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).





# Description

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## PRICE

Our client is inviting offers in excess of £55,000 for their heritable interest.

## RATEABLE VALUE

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

87 Castle Street : £3,350.

91 Castle Street - £2,650.

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

The subjects benefit from rates relief through the Small Business Bonus Scheme.

## ENERGY PERFORMANCE CERTIFICATE

Available upon request.

## VAT

No VAT will be payable on this sale.

## LEGAL COSTS

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

## Get in Touch

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



**Jamie Hutcheon**

[Jamie.hutcheon@shepherd.co.uk](mailto:Jamie.hutcheon@shepherd.co.uk)

## Shepherd Chartered Surveyors

13 Albert Square, Dundee, DD1 1XA

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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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