



**Prime Retail Unit – with car park
Capable of sub-division**

Rent: On application / Price: On application

NIA: Ground Floor – 11,272 sq ft / First Floor – 10,932 sq ft

Location

Forfar is the administrative centre of the county of Angus in the east coast of Scotland. It is located approximately 14 miles north of Dundee, 30 miles east of Perth and 55 miles south of Aberdeen. Forfar has a population of over 14,000 people.

The subjects are located in a prominent location within the town centre on East High Street.

There is a car park located to rear of the premises which can accommodate around 30 car spaces plus.

Accommodation

The unit is arranged over ground and first floors and extends to the following approximate areas. The premises would lend itself to sub-division, ranging from 2,500 sqft up to 5,000 sqft plus. Further information available on request.

Ground Floor: 11,272 sq ft / 1,047 sqm

First Floor: 10,932 sq ft / 1,015 sqm

Rent

On application

Lease

The subjects are available on a new FRI lease.

Price

On application

Rates

Rateable Value: £49,800

UBR (2020/21): £0.498

Rates Payable: £24,800 pa

Planning

We have been verbally advised by the Local Planning Authority that the subjects currently benefit from Class 1A consent and can therefore be used for retail use. Interested parties are advised to speak directly to the Local Planning Authority.

EPC

On application

Legal Costs

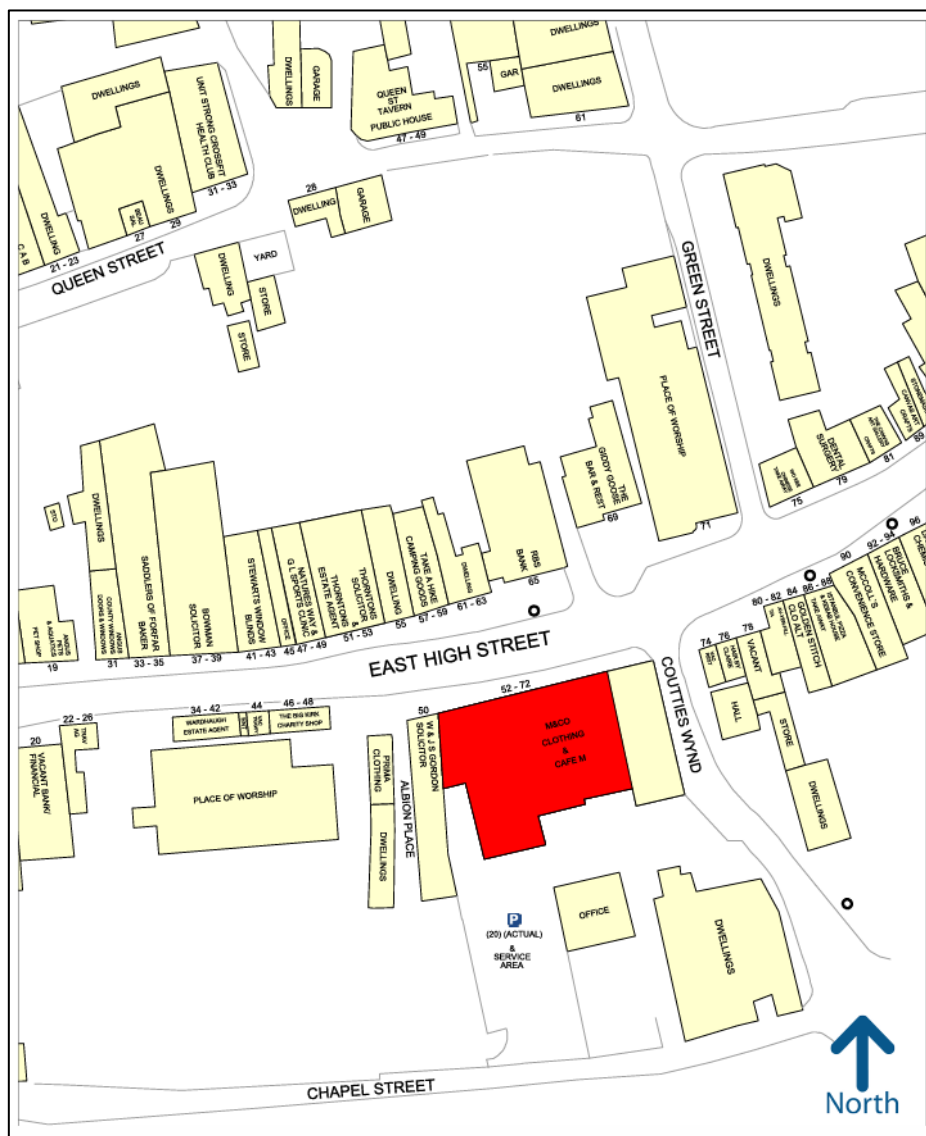
Each party to be responsible for their own legal and professional costs incurred in this transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.



BRITTON
PROPERTY

To Let/May Sell

54-72 East High Street
Forfar DD8 2EG



Viewing strictly by appointment with BRITTON PROPERTY

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