



**8 East High Street
Forfar
DD8 2EG**

- Ground Floor Commercial Unit
- May Suit a Variety of Commercial Uses
- Extends to 130.29 sq.m. / 1,402 sq.ft.
- May Qualify for 100% Rates Relief



LOCATION

Forfar is located 17 miles north of Dundee and 32 miles south of Aberdeen, accessed from the A90 dual carriageway. With a resident population of approximately 14,000, Forfar forms one of the principal market towns within the district of Angus and is also a popular commuter hub benefiting from a vibrant town centre at its heart.

The subjects are situated on the south side of East High Street within close proximity of the junction with Castle Street. Surrounding occupiers include a mixture of local and national traders including the Post Office and Subway. On street car parking is available nearby.

The approximate location is shown by the OS Plan.

DESCRIPTION

The subjects comprise a ground floor retail unit contained within a two storey, traditional stone constructed mid terraced tenement under a pitched and slated roof.

The subjects comprise a main retail area at the front which benefit from attractive full height glazed display frontage to East High Street. Towards the rear, the unit narrows and provides ample accommodation, including storage, office, refrigeration and WC. Access is gained via a recessed glazed single pedestrian door. There are two small areas of external storage to the rear.

The subjects may suit a variety of occupiers, subject to necessary planning consents.

ACCOMMODATION

We have measured the property in accordance with the RICS Property Measurement (2nd Edition), which incorporates the RICS Code of Measuring Practice (6th Edition), to arrive at the following Net Floor Area:

Description	Size (SQ.M)	Size (SQ.FT)
Ground	130.29	1,402

RATEABLE VALUE

The subjects are entered in the Valuation Roll with a Net and Rateable Value of £7,200.

The unified business rate for the year 2024/2025 is 49.8p exclusive of water and sewerage rates.

Occupiers may qualify for 100% rates relief, however should satisfy themselves in this regard.

LEGAL COSTS + VAT

For the avoidance of doubt, all figures are quoted exclusive of VAT unless otherwise stated. However, interested parties are advised to satisfy themselves in this regard.

EPC

Available on request.

PRICE

The subjects are available For Sale. Offers over £80,000 are invited for the heritable interest.

Further information is available from the Sole Selling Agents.

VIEWING + OFFICE ADDRESS

Viewing is through the Sole Selling Agents, Messrs. Graham + Sibbald.

To arrange a viewing please contact:



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Director
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