

FOR SALE

Former Bank with Upper Floor Offices 79 – 83 Castle Street, Forfar, DD8 3AG



LOCATION

Forfar is located 17 miles north of Dundee and 32 miles south of Aberdeen, accessed from the A92. With a population of 14,000 Forfar is principally a market town within the district of Angus.

SITUATION

The building is situated within the prime retail pitch of Forfar, which is on the axis of Castle Street and East/West High Street.

The property holds a prominent position on Castle Street with the property benefitting from a return frontage. Nearby occupiers include Clydesdale Bank, Lloyds Pharmacy, Greggs and Springers Coffee shop.

DESCRIPTION

The property is a self contained ground floor former bank with two vacant upper floors that are accessed separately. This allows for easy sub-division of the building, subject to the necessary consents.

The building is of stone construction with a pitched and slated roof with a small garden to the rear.

Internally the accommodation is in fair condition but in need of some refurbishment works on the upper floors.

The upper floors have previously been used as offices and as stated have their own dedicated entrance

PLANNING

Under the Use Classes Order Guide (Scotland) the ground floor of the property currently comes under Use Class 2 - Financial, Professional and Other Services, with the upper floors having been occupied under Use Class 4 – Offices.

The property could be used for a variety of uses, subject to the necessary consents.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Rating of **D (58)**.



ACCOMMODATION

The unit extends to the following approximate floor areas:

Net Internal Area

Ground	100.2 sqm	1,079 sqft
First	94.3 sqm	1,015 sqft
Second	88.1 sqm	949 sqft
TOTAL	282.6 sqm	3,042 sqft

Gross Internal Area

Ground	125.5 sqm	1,351 sqft
First	126.8 sqm	1,365 sqft
Second	126.8 sqm	1,365 sqft
TOTAL	379.1 sqm	4,081 sqft

ITZA 110.6 sqm 1,190 sqft

RATES

Rateable Value:	Ground	£12,200
	First	£5,700
	Second	£4,950

UBR 2018/19: £0.48

Interested parties should verify these figures with the Local Authority direct.

TENURE

Offers are sought for the Heritable Interest, with the property being sold with the benefit of vacant possession.

VAT

It is understood that the property has not been elected for VAT.

LEGAL COSTS

Each will be responsible for their own legal costs.

PROPOSAL

We are instructed to seek unconditional offers in excess of **£80,000** for the Heritable Interest of the above property, excluding standard purchaser's costs.

VIEWING AND FURTHER INFORMATION

Peter Fleming

0131 603 8272
+44 (0) 7968 566 670
peter.fleming@glhearn.com

GL Hearn
145 Morrison Street
Edinburgh
EH3 8FJ

Important Notice

1. This information is intended as a general outline only for the guidance of intending purchasers and does not constitute an offer or contract, or part of an offer or contract.
 2. 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. Intending purchasers should not, however, rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to their correctness.
 3. No person in the employment of GL Hearn Ltd has any authority to make or give any representation or warranty whatsoever in relation to any of these properties.
 4. Unless otherwise stated, prices or rents quoted are exclusive of VAT.
- August 2019