

ON THE INSTRUCTIONS OF **LloydsPharmacy** SHORT TERM LET – PRIME LOCATION **crichtonproperty** 42 CASTLE STREET consultancy FORFAR DD8 3AB

Chartered Surveyors & Commercial Property Consultants

LOCATION

Forfar is the administrative centre for the County of Angus and lies approximately 14 miles north of Dundee. The town has a population of approximately 14,000 persons.

SITUATION

The subjects occupy a prime location on the East side of Castle Street, close by to Boots, Greggs, Specsavers, new Lloyds Pharmacy etc.

DESCRIPTION / ACCOMMODATION

The subjects comprise a ground floor and attic shop unit and forms part of a two storey sandstone building under a pitched and slated roof.

Areas are as follows:

Frontage	10 ft 0 ins	3.04 m
Shop Depth	73 ft 0 ins	22.25 m
Ground Floor Sales area	1213 sqft	112.69 sqm
Ground Floor Storage area	229 sqft	21.27 sqm
Attic Store	128 sqft	11.89 sqm

LEASE TERMS

The subjects are available on a short term internal repairing lease until 7th November 2020 at a rental of £13,000 per annum excl. No VAT will be charged on the rent.

EPC

A copy of the EPC Report can be provided on request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction with the ingoing tenant being responsible for any stamp duty, registration dues and Land & Buildings Transaction Tax (LBTT) incurred thereon.



RATES

The premises are entered into the 2017 Valuation Roll as follows:

RATEABLE VALUE

£10,400

CPC gives no warranty that the values supplied or the sums of money expressed as being payable are accurate and the ingoing tenant should rely upon their own enquiries with the Local Rating Authority.

VIEWING

Strictly by appointment with the sole letting agents.

Consultants:

Contact:

Tel:

Mobile:

Email:

Web:

Crichton Property Consultancy

Colin Crichton FRICS

0131 220 0555

07798 576796

colin@crichtonpc.co.uk

www.crichtonpropertyconsultancy.co.uk

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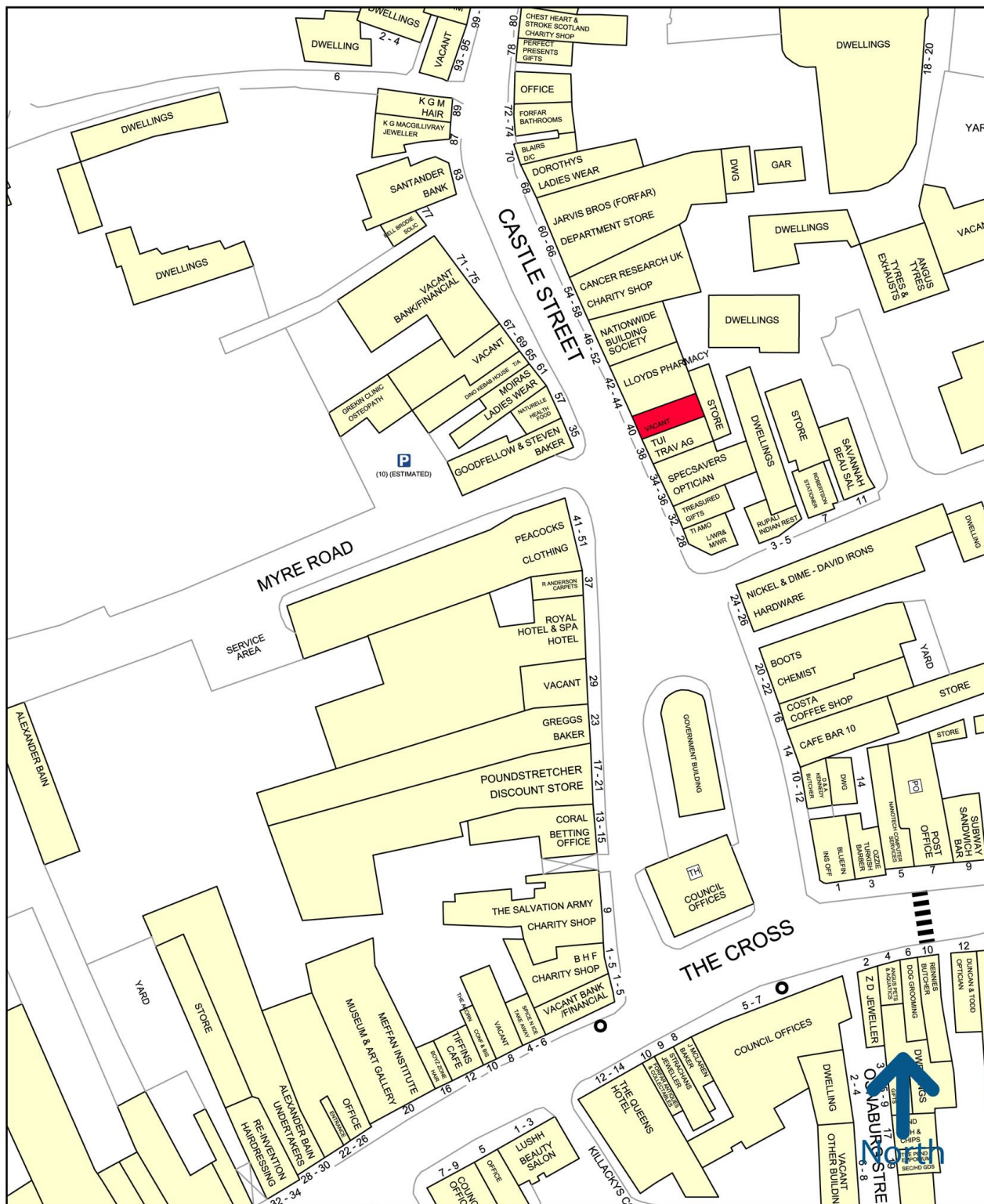
0131 220 0555

6 HILL STREET, EDINBURGH EH2 3JZ

Email: colin@crichtonpc.co.uk

Website: www.crichtonpropertyconsultancy.co.uk

42 CASTLE STREET FORFAR DD8 3AB



Experian Goad Plan Created: 21/09/2018
Created By: Crichton Property Consultancy Ltd

50 metres