



- Office/Retail accommodation in a central location in Forfar
- Available as a whole or in parts as individual suites.
- Qualifies for up to 100% small business rates relief.
- Private Car Parking to rear.
- Flexible lease terms.
- "All in" rents from £7.50 per sq.ft

#### VIEWING & FURTHER INFORMATION:

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#### LOCATION

Forfar is one of the principal towns within the Local Authority region of Angus and is situated some 27km (17 miles) north of Dundee and 84km (52 miles) south of Aberdeen, just to the east of the A90 dual carriageway.

The town has a resident population of approximately 14,000 persons (source: Angus Council).

The subjects are situated in the heart of Forfar Town Centre at a busy section of West High Street.

Surrounding properties are a mix of town centre building types including municipal buildings and multi occupied buildings with retail shops, offices and licensed premises at ground floor level and offices and/or residential units on the upper floors.

Occupiers in close proximity include Co-op Funeral Care, The Queen's Bar and Restaurant and a range of local and national traders such as Ivy Road, Greggs and Tiffans. The Meffan Institute museum and Forfar Library are also located nearby.

#### DESCRIPTION

The subjects comprise an extensive ground floor office contained within a category 'C' listed 19th century two storey and attic tenement block, which has been extended to the rear.

Internally the offices are currently arranged in a mix of open plan and cellular/classroom type space with communal toilet facilities.

The property benefits from excellent frontage onto West High Street and is of solid sandstone construction with timber floors under a pitched timber and slate roof to the main building and a flat roof to the single storey extension to the rear.

The first and attic floors comprise private office suites accessed via a independent entrance from West High Street. These offices are available in conjunction with the ground floor or separately and interested parties should call for further information.

There is private parking to the rear of the property which will be included with the office suites. Please call for details.



# TO LET/ MAY SELL

Office/Retail premises with private car parking



**22-26 West High Street, Forfar, DD8 1BA**

## AREAS

The available accommodation can be summarized as follows;

Floor / Suite	Floor Area (Sq.Ft)	Asking Rent
Ground	2,602	£20,000 per annum (Individual Suites from £15 per Sq.Ft)
1/1	716	£5,000 per annum
1/3	57	£750 per annum
1/4	156	£1,500 per annum

The above floor areas above are calculated on a net internal area basis in accordance with RICS Property Measurement Professional Statement (Second Edition, May 2018) incorporating the International Property Measurement Standards and the RICS Code of Measuring Practice (Sixth Edition).

## RATEABLE VALUES

The ground floor premises have been assessed for rating purposes and is entered in the Valuation Roll for the current year at £12,200. Individual suites will require to be re-assessed for local authority rates purposes.

The Unified Business Rate for the financial year 2019/2020 is 49 pence exclusive of water and sewerage.

The subjects qualify for up to 100% relief via the small business bonus scheme. Please call for further details.

## PROPOSAL

Our client is seeking rental offers for a negotiable period of years for the ground floor subjects.

Offers will also be considered for the ground floor in part as individual suites. Suites from circa 12.4 sq.m (135 sq.ft) which can be combined to suit larger requirements.

Shorter term lettings will be considered for the individual suites at the upper floors.

Individual suites will be available on an "all in" rental basis to include service charge, heating and electricity costs.

Please call for further details.

Our client will also consider offers for their heritable interest in the building as a whole.

## VAT

All Prices quoted are exclusive of VAT which may be applicable.



## ENERGY PERFORMANCE RATING

Awaiting further details.

## LEGAL FEES

Both parties shall be responsible for their own legal costs with the tenant/purchaser responsible for any Land and Building Taxes (LBTT) and registration dues etc.

## MONEY LAUNDERING

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26<sup>th</sup> June 2017. This now requires us to conduct due diligence not only on our client but also and 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.

## VIEWING

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

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