

**ON THE
INSTRUCTIONS OF
ANGUS COUNCIL**

**VACANT OFFICE /
STORAGE /
DEVELOPMENT
OPPORTUNITY**

GROSS INTERNAL AREA: 601.26
SQ M (6,471 SQ FT) OFFICE

1,231 SQ M (13,251 SQ FT)
STORE

SITE AREA: 0.32 HECTARES (0.8
ACRES)

PRIME LOCATION

OFFERS INVITED

FOR SALE

THE MART, MARKET ST / JOHN ST, FORFAR, DD8 3HE

CONTACT: Scott Robertson s.robertson@shepherd.co.uk (01382) 878005 www.shepherd.co.uk



THE MART / MARKET STREET / JOHN STREET, FORFAR, DD8 3HE

LOCATION

Forfar is one of the principal towns within the local authority region of Angus and is situated some 27 km (17 miles) north of Dundee and 84 km (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 close to the town centre of Forfar next to Forfar Sheriff Court.

The surrounding properties are of a similar type and nature.

DESCRIPTION

The subjects comprise a traditional detached 3 storey office block with a separate large store incorporating a former bullring, currently used for archive storage.

The main walls are of traditional stone construction whilst the roof over is of pitched construction overlaid in slate (part flat over store).

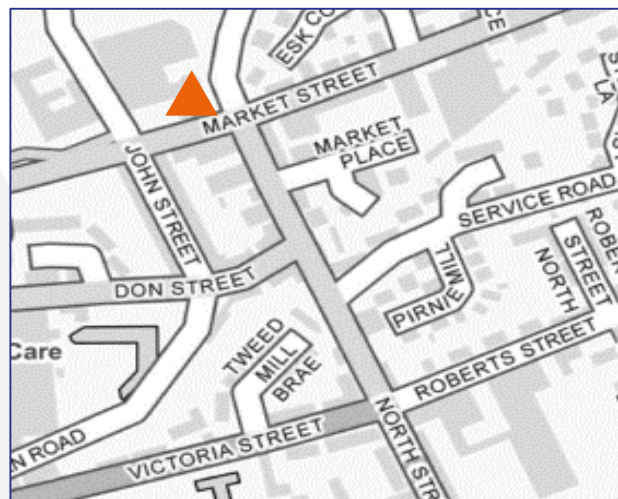
There is a car park adjacent to the property with space for approximately 20 vehicles.

The subjects are supplied with mains electricity and water. Drainage is assumed to be connected to the main public sewer.

Site Area: 0.32 Hectares (0.8 Acres).

ACCOMMODATION	SqM	SqFt
Office	601.26	6,471
Storage	890.64	9,586
Store/Archive	340.53	3,665
TOTAL	1,832	19,722

The foregoing areas have been calculated on a Gross Internal Area basis in accordance with RICS Property Measurement professional Statement



ASKING PRICE

Our clients are seeking offers for their freehold interest in the property.

The office and adjoining storage building are available as a whole or in part.

RATEABLE VALUE

The premises have been assessed for rating purposes and are entered in the valuation roll at:

Net and Rateable Value: £25,000 (Office)

£13,100 (Storage – Combined)

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

EPC

'E' (Office) 'G' (Storage).

VAT

For the avoidance of doubt all prices quoted are exclusive of VAT

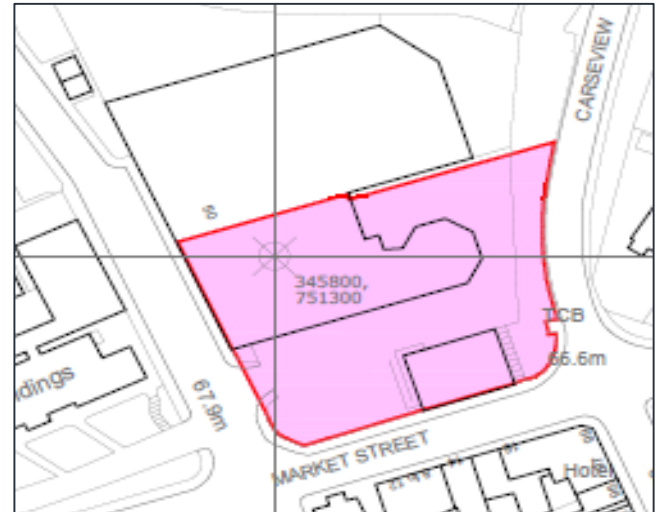
For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 13 Albert Square, Dundee, DD1 1XA T: (01382) 878005
Scott Robertson s.robertson@shepherd.co.uk

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