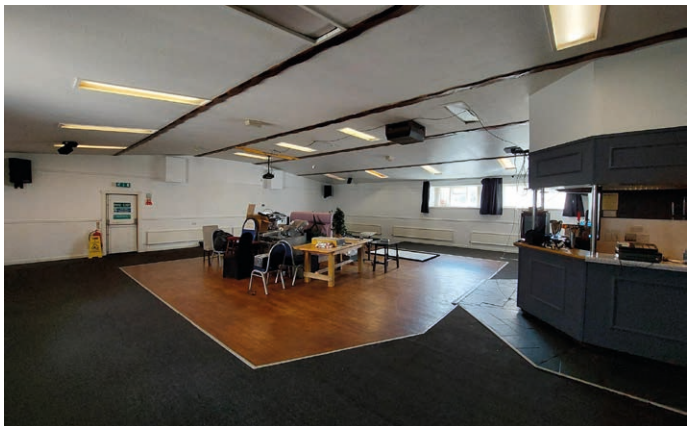
FOR SALE
COMMERCIAL

GRAHAM SIBBALD

48 MARKET STREET, FORFAR, DD8 3EW

- PROMINENT BAR & FUNCTION ROOM
- WELL KNOWN AND ESTABLISHED LOCATION
- PROMINENT TRADING POSITION
- TOTAL AREA — 375.69 SQ.M/4,043.92 SQ.FT
- SUITABLE FOR ALTERNATIVE COMMERCIAL USES
- OFFERS INVITED



LOCATION

Forfar has a resident population of approximately 14,000 and is one of the principal market towns within a district of Angus and is located 17 miles north of Dundee and 32 miles south of Aberdeen with excellent access to the A90 dual carriageway. Due to its location, Forfar is a popular commuter town benefiting from a vibrant town centre at its heart. The subjects themselves are located on the corner of Market Street, close to the town centre. Market Street is a mixed-use area with residential, commercial and licensed premises all in close proximity.

The approximate location is shown by the OS Plan.

DESCRIPTION

The subjects comprise a ground floor public house and 2 bedroomed flatted dwelling above, contained within a two-storey building of traditional sandstone construction. The subjects are accessed directly off Market Street via a pedestrian entrance door. At ground floor level the subjects offer a Public Bar and Lounge, WC's, Beer Cellar, Kitchen and Function Room. The Bar and Lounge makes use of traditional features including exposed timber beams and decorative ceiling rose and cornices, whilst incorporating modern fixtures and fittings. At the rear, an extension of the original building provides a large Function Room and well-equipped Kitchen. The First Floor provides a well presented 2 bedroomed flatted dwelling.

ACCOMMODATION

We have measured the subjects in accordance with the RICS Property Measurement 2nd edition and calculate the following floor areas:

Floor	Description	SQ M	SQ FT
Ground	Bar + Lounge, Kitchen, Function Room, WC's and Beer Cellar	375.69	4,043.92

EPC

Available upon request.

RATEABLE VALUE

The subjects are entered in the Valuation Roll as follows.

Address	Description	Rateable Value
48 Market Street, DD8 3EW	Public House	£6,500

The unified Business Rate 2020/2021 is 0.49.8p excluding water and sewage rates.

TERMS

The subjects are available For Sale. Further information in this regard is available from Sole Agents, Messrs. Graham + Sibbald.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VAT

For the avoidance of doubt all figures quoted are exclusive of VAT.

FURTHER INFORMATION AND VIEWING

Further information and viewing arrangements are available by contacting the Sole Selling Agents, Messrs Graham + Sibbald.

To arrange a viewing please contact:

Grant Robertson
Associate
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01382 200064

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ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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6. Date of Publication: September 2021