



Workshop And Office, Old Brechin Road, Forfar, DD8 3DX

- Substantial Industrial Unit
- Established Commercial / Industrial Location
- Extensive Yard
- Extends To 879 Sq. M. / 9,461 Sq. Ft.



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 benefitting from a vibrant town centre at its heart.

The subjects are situated to the north of Forfar town centre, immediately adjacent to the Old Brechin Road.

The approximate location is shown by the OS Plan.

DESCRIPTION

The subjects comprise a series of adjoining buildings providing trade counter / showroom and workshop areas contained within a yard extending to approx. 0.4 acres

The buildings themselves are of brick / block construction and held underneath a multi pitched roof, in part timber truss and over clad in cement sheeting. Three of the four areas are interconnected whilst the remaining workshop is accessed from the yard.

Pedestrian access is granted directly from Old Brechin Road and leads into the trade counter / showroom area. This area in turn leads to the workshop areas, providing mainly open plan space that maybe suitable for a variety of industrial type uses.

The yard can be accessed at two different points and provides substantial, secure storage space.

ACCOMMODATION

We have measured the property in accordance with the RICS Property Measurement 2nd Edition and have calculated the floor areas in accordance with the RICS Code of Measuring Practice (6th Edition) to arrive at the gross internal floor area as follows;

879 sq. m. / 9,461 sq. ft.

RATEABLE VALUE

The subjects are entered in the Valuation Role with a rateable value of £37,300. The unified business rate for the year 2020/21 is 49.8p exclusive of water and sewerage rates.



LEASE TERMS

Tenant	Keyline Builders Merchants Limited
Rent and rent review	£33,000pa Rent review 31/10/2023
Lease end date	30/10/2028
Repairing obligation	FRI, subject to a schedule of condition

We have been instructed by the tenant to assign their interest in the lease as summarised above.

Further details on lease terms and space available are available from the sole letting agents Graham + Sibbald Chartered Surveyors.

EPC RATING

Available upon request

VAT

For the avoidance of doubt all figures quoted are exclusive of VAT unless otherwise stated and any prospective tenant should satisfy themselves independently as to the incidence of VAT involved in this transaction.

VIEWING

Viewing is through the letting agents Messrs. Graham + Sibbald;

Please note, all viewings and information requested is strictly via the Sole Letting Agents. No direct approaches.

To arrange a viewing please contact:



Grant Robertson
Associate
grant.robertson@g-s.co.uk
01382 200064



Euan Roger
Graduate Surveyor
euan.Roger@g-s.co.uk
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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.
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6. Date of Publication September 2020