



FOR SALE, TO LET

**89-91 North Street, Forfar, DD8
3BL**

**Takeaway, Leisure
3,649 sq ft**

**PROPOSED GYM, CAFE / TAKEAWAY &
FIRST FLOOR FLAT (2 NO. BED)**

- EXCELLENT BUSINESS OPPORTUNITY
- WITHIN FORFAR TOWN CENTRE
- POPULATION APPROX. 14,000
- FLEXIBLE TERMS
- AVAILABLE AS A WHOLE OR AS
INDIVIDUAL UNITS

Location

The subjects occupy a prominent position on the west side of North Street, close to its junction with Market Street, on the northern outskirts of Forfar Town Centre.

Forfar is an established market town situated in north central Tayside immediately to the east of the A92 Dundee to Aberdeen trunk road, and is approximately 15 miles from Dundee, the principal administrative centre for the area. It has a population in excess of 14,000 people and is an attractive rural town surrounded by rich farmland. It offers excellent amenities including both primary and secondary schooling.

Description

The subjects comprise a mid terraced single storey building of traditional stone construction under a pitched and slated roof with single storey brick extension to the rear.

The property was previously a nightclub venue, however, a planning application has been submitted and subsequently approved to create a new gym / fitness centre and cafe / takeaway at ground floor level and a 2 no. bedroom flat at first floor level.

Accommodation

We have measured the accommodation in accordance with the RICS Code of Measuring Practice (6th Edition) to be as follows:

Floor	Description	sq m	sq ft
Ground	Gym / Fitness Centre	292	3,143
Ground	Cafe / Takeaway	47	506
First	2 bed flat	85	915
Total		424	4,564

Terms

The subjects are available to lease on tenants full repairing and insuring terms. Alternatively, our clients may consider offers for the heritable proprietors interest.

Legal Costs

Each party will be responsible for their own legal costs in connection with the above transaction, with the tenant being responsible for any Land & Building Transaction Tax and VAT liability incurred thereon in.

VAT

Unless otherwise stated all prices, premiums and rents are quoted exclusive of VAT which may be payable.

Viewing Arrangements

To arrange a viewing of the subjects please contact the sole marketing agent, Westport Property Ltd.

Rent

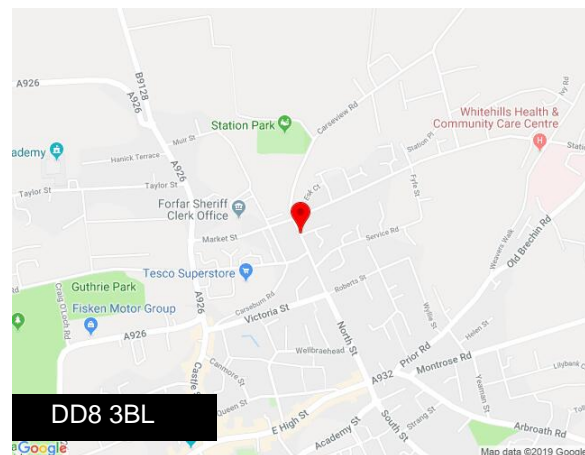
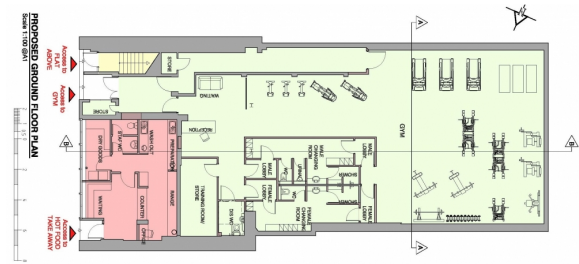
On application

Freehold Price

Offers Invited

Energy Performance Rating

Available upon request.



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Please read carefully: 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) Westport Property 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) Westport Property 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 Purchasers/Tenants. 4) All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery. 5) A list of office bearers can be obtained from our office. 6) Tenants or Purchasers should satisfy themselves as to their proposed use of the premises and they should ensure they review the relevant planning use class relating to the property as the descriptions provided in these particulars are for guidance only. Date: 17/01/2019

