

FOR SALE/TO LET (INCENTIVES AVAILABLE) RETAIL UNIT

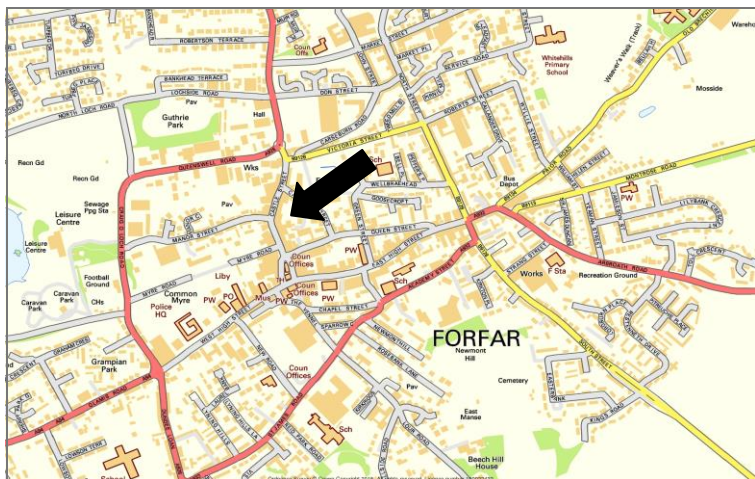


80 CASTLE STREET, FORFAR, DD8 3AA

RENTAL £7,000 PER ANNUM

- \ Popular shopping location.
- \ Self contained ground floor retail unit.
- \ Nearby car parking.
- \ Reduced terms for sale or letting.

AVAILABLE SPACE
91.04m² (980sq ft)



LOCATION

Forfar, one of the principal Angus towns, is a traditional market town in the County of Angus with a resident population of approximately 13,500. It lies approximately 14 miles north of Dundee and 52 miles south of Aberdeen. The town centre lies to the east of the A90 trunk road which provides access to all of Scotland's major cities and towns.

The subject property is located on the east side of Castle Street which is the primary retail street for the market town of Forfar. Other occupiers represented in the area include Clydesdale Bank, Santander and a number of local traders.

It also benefits from close proximity to the main town centre car park.

DESCRIPTION

80 Castle Street is a ground floor retail unit which forms part of a traditional three storey, stone and slate terraced tenement, with residential flats on the upper floors.

The property was last used as a 'Bric-a-brac' shop and consists of a front sales area with storage, a small office area, kitchen and WC to the rear. Above the rear shop and staff areas there is a mezzanine floor providing additional storage space. A fire escape door provides access to the rear of the unit.

The premises was measured in accordance with the RICS Code of Measuring Practice (6th Edition) and the following net internal areas were calculated:-

UNIT	M ²	SQ FT
Ground Floor	91.04	980
ITZA		700

RATEABLE VALUE

Description / Shop

Rateable value / £8,600

VAT

Prices and rental are exclusive of VAT if chargeable.

TERMS

Price on Application

Asking rent of **£7,000** per annum, with rent free (or Capex) incentives on offer to suitable occupier.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VIEWING

By prior arrangement with the agents:

Eddisons
Tel / 0141 308 8551
Email / lindsay.kerr@eddisons.com

MAY 2019
SUBJECT TO CONTRACT
FILE REF / 74127

For more information, visit eddisons.com/property
T: 0141 308 8551

Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.


Eddisons

Energy Performance Certificate

Non-Domestic buildings and buildings other than dwellings

Scotland

80 CASTLE STREET, FORFAR DD8 3AA

Date of assessment: 28 July 2016
Date of certificate: 10 October 2016
Total conditioned area: 112.15m²
Primary energy indicator: 509 kWh/m²/yr

Reference Number: 1690-2532-0430-8002-1603
Building type: Retail/Financial
Assessment Software: EPCgen, v5.2.g.3
Approved Organisation: Elmhurst Energy

Building Energy Performance Rating

Excellent



Net Zero Carbon or better

(0-15)

A

(16-30)

B

(31-45)

C

(46-60)

D

(61-80)

E

(81-100)

F

(100+)

G

Very Poor

Approximate Energy Use:

166 kWh per m² per year

Approximate Carbon Dioxide Emissions:

86.05 kgCO₂ per m² per year

The building energy performance rating is a measure of the effect of a building on the environment in terms of carbon dioxide (CO₂) emissions. The better the rating, the less impact on the environment. The current rating is based upon an assessor's survey of the building. The potential rating shows the effect of undertaking all of the recommended measures listed below. The Recommendations Report which accompanies this certificate explains how this rating is calculated and gives further information on the performance of this building and how to improve it.

Benchmark

A building of this type built to current building regulations at the date of issue of this certificate would have a building energy performance rating of:



Recommendations for the cost-effective improvement of energy performance

1. Consider upgrading the current split air conditioning system to a new and more efficient system to provide efficiencies of at least CoP 3.80 / EER 3.60, and incorporate the system to condition all internal areas. Before any HVAC systems are purchased, suitable professional advice should be sought.

There are additional improvement measures applicable to this building. Refer to the Recommendations Report.



The Green Deal may allow you to make your building warmer and cheaper to run at no up-front capital cost. See your Recommendations Report for more details.

THIS PAGE IS THE ENERGY PERFORMANCE CERTIFICATE WHICH MUST BE AFFIXED TO THE BUILDING AND NOT BE REMOVED UNLESS REPLACED WITH AN UPDATED CERTIFICATE.