



98 North Street, Forfar, DD8 3EY

- Income producing investment opportunity.
- Ground floor office accommodation.
- 6 One-Bedroom residential flats.
- Situated in prominent central location.
- Close proximity to Forfar Sheriff Court.

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 themselves are located on the corner of Market Street and North Street, close to the town centre. North Street/Market Street is a mixed-use area with residential, commercial and licensed premises all in close proximity. Forfar Sheriff Court is within walking distance of the subjects.

The approximate location is shown by the OS Plan.



DESCRIPTION

The subjects comprise a 3 storey, end-terraced, corner building of stone construction under a pitched and slated roof. Access to the ground floor office can be taken from North Street or from a rear door accessed from Market Street. Access to the flats can be taken from the rear of the property. Un-metered on street car parking can be found immediately outside the subjects.

ACCOMMODATION

We have measured the subjects in accordance with the RICS Property Measurement 2nd Edition to arrive at the following areas;

Unit	Description	SQ. M.	Tenancy Agreements	Rateable Value / Council Tax Banding
98 North Street	Office	94.8	New 5 year lease — initial rent £6,750pa	£6,300
20 Market Street	1 bed flat	32.5	£325 pcm	A
20a Market Street	1 bed flat	36.2	£350 pcm	A
20b	1 bed flat	37.1	£325 pcm	A
20c	1 bed flat	32.5	Vacant	A
20d	1 bed flat	36.2	£350 pcm	A
20e	1 bed flat	37.1	Vacant	A

PRICE

The subjects are available FOR SALE with a guide price of £450,000. Please contact the sole selling agent for all further tenancy information.

SALE TERMS

Offers over invited for our clients freehold interest. Further information from the Sole Selling Agents.

EPC

Available from the Sole Selling Agents.

VAT

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

VIEWING

Viewing is through the Sole Selling Agents, Messrs. Graham + Sibbald;

To arrange a viewing contact:



Grant Robertson

Associate

grant.robertson@g-s.co.uk

01382 200064



Euan Roger

Graduate Surveyor

euan.Roger@g-s.co.uk

01382 200 064

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.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: April 2019