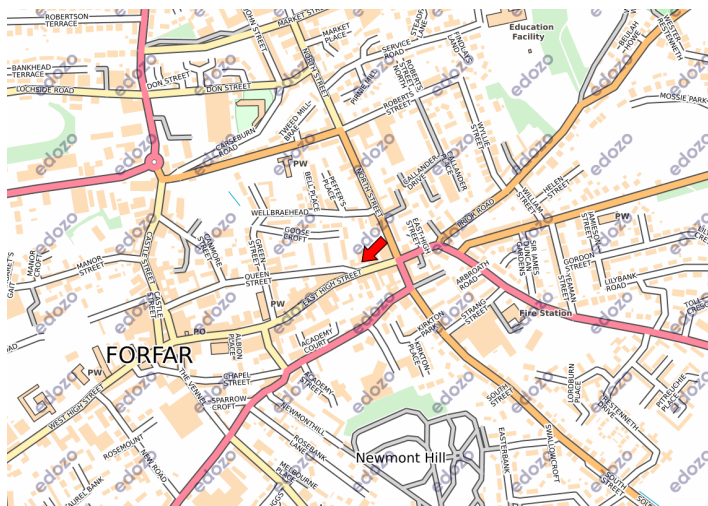




## 167 East High Street, Forfar, Dundee, DD8 2HH

- Traditional Workshop
- Site with Development Potential
- May Suit a Variety of Occupiers
- Site extends to 0.2 acres





## LOCATION

Forfar is located 17 miles north of Dundee and 32 miles south of Aberdeen, accessed from the A90 dual carriageway. With a resident population of approximately 14,000, Forfar forms one of the principal market towns within the district of Angus and is also a popular commuter hub benefiting from a vibrant town centre at its heart.

The subjects themselves are located on the north side of East High Street. Close to its junction with North and South Street in a mixed commercial/residential area.

The approximate location is shown by the OS Plan.

## DESCRIPTION

The subjects comprise a single storey ground floor workshop plus a lower ground floor level for storage. There is a secondary single storey workshop containing a WC and storage facilities. The total site is within approximately 0.2 acres, therefore benefitting from development potential.

## PLANNING

In 2021, a planning application in principle has been approved for the demolition of existing garage and erection of a dwellinghouse & garage. Per Angus Council Planning reference - 21/00022/PPPL.

## ACCOMMODATION

We have measured the property in accordance with the RICS Property Measurement (2nd Edition), which incorporates the RICS Code of Measuring Practice (6th Edition), to arrive at the following Gross Floor Areas:

Floor	Size (SQ.M)	Size (SQ.FT)
GF Workshop	64.29	692
Lower GF Storage	16.76	180
Secondary GF Workshop/Store	37.18	400
Total	118.17	1,272



## RATEABLE VALUE

The subjects have a Net and Rateable Value of £1,400.

The unified business rate for the year 2023/2024 is 49.8p exclusive of water and sewerage rates.

Occupiers may qualify for 100% rates relief, the occupier should satisfy themselves in that regard.

## LEGAL COSTS + VAT

For the avoidance of doubt, all figures are quoted exclusive of VAT unless otherwise stated. However, interested parties are advised to satisfy themselves in this regard.

## EPC

Available on request.

## PRICE

The subjects are available For Sale. Offers are invited with further information available from the Sole Selling Agents.

## VIEWING

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

## To arrange a viewing please contact:



**Garth Davison**  
Director  
01382 200064  
Garth.Davison@g-s.co.uk



**Charles Clark**  
Graduate Surveyor  
01382 200064  
Charles.Clark@g-s.co.uk

## 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.
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6. Date of Publication: May 2023